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DRAFT EXISTING SETTING REPORT
FOR THE MONTCLAIR GENERAL PLAN

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Prepared for

The City of Montclair

March 1, 1982

(Amendments 1984-85)

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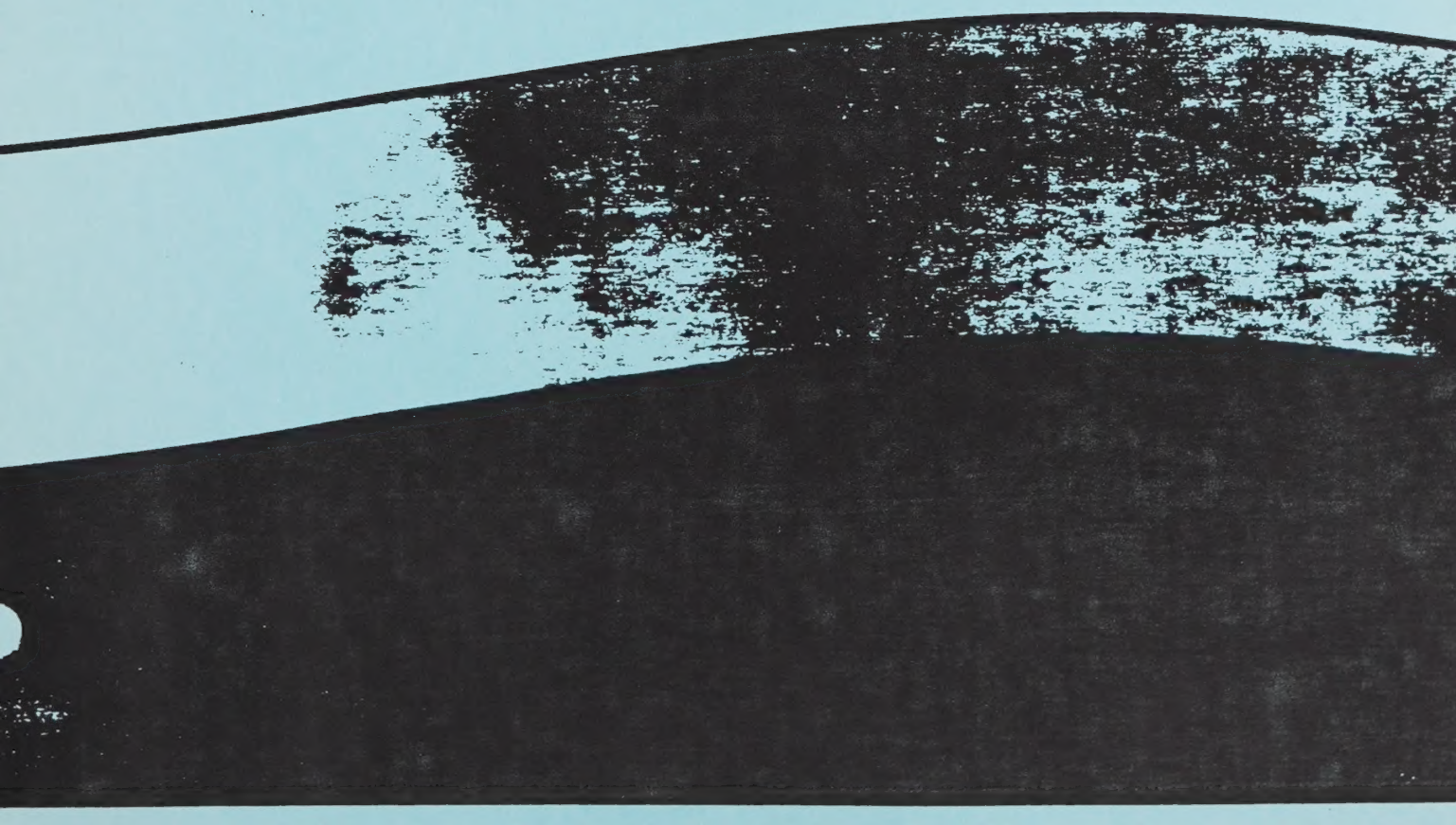
1.
INTRODUCTION



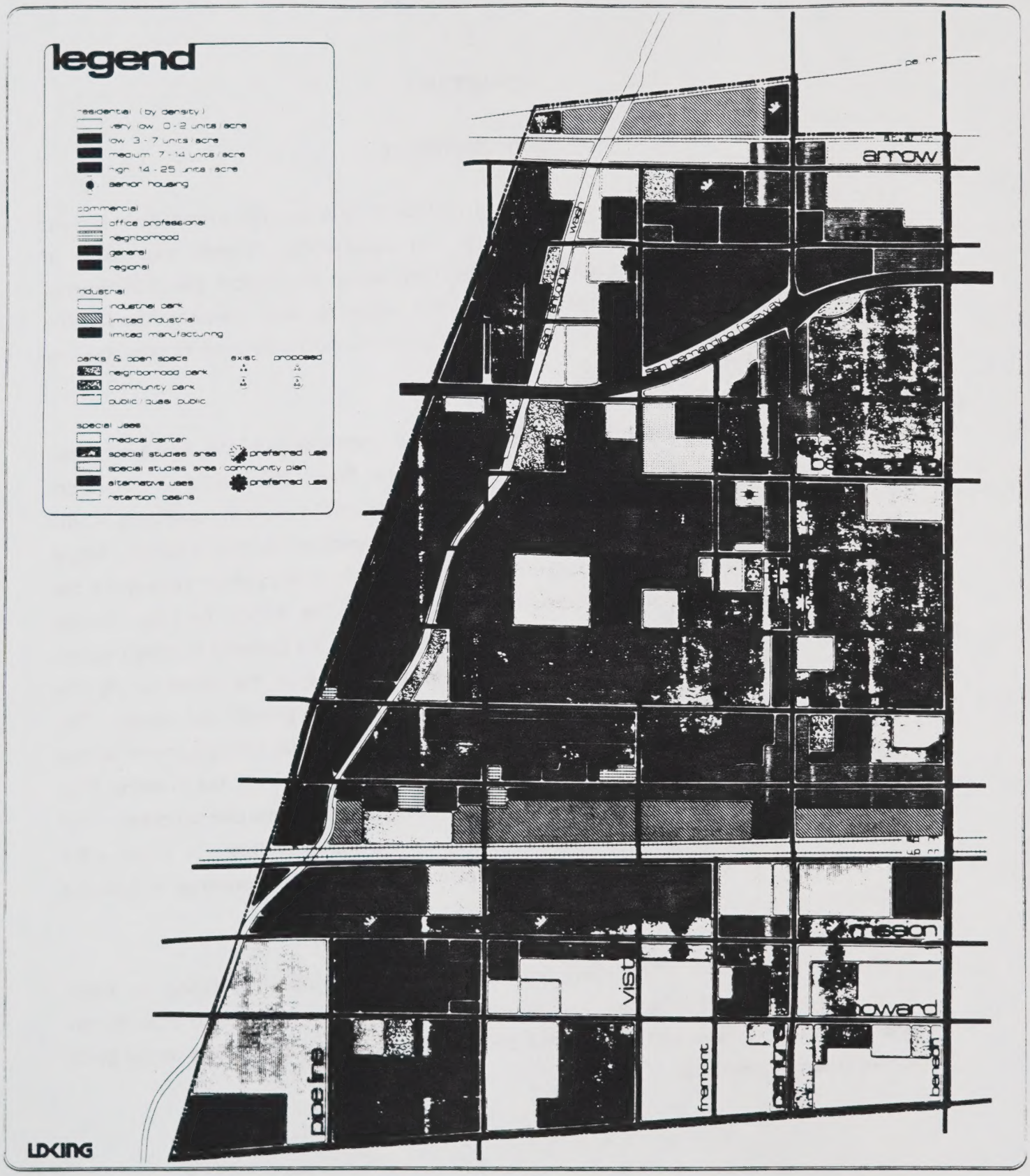
CHAPTER 1

INTRODUCTION

The Montclair General Plan is intended to provide a direction for future development of the City and its Sphere of Influence. It represents a formal expression of community goals, provides guidelines for decisionmaking, and fulfills the requirements of California Government Code Section 65302 requiring local General Plans. The General Plan should be viewed as a dynamic guideline to be refined as the physical environment of the City changes.

Formulation of the General Plan began with a consolidation and update of the previously adopted elements of the Montclair General Plan. The results of this effort were presented in an Existing Setting Report which described current conditions within the study area. The "Population Characteristics" section of this Existing Seting Report was updated in 1984 to reflect 1980-84 available data in order to prepare the state-mandated 1984 Housing Element amendments. The entire Existing Setting Report has been included within this document. Based on the Existing Setting Report, a Problems and Opportunities Report was prepared to analyze the issues facing the City and to identify potential strategies for managing future growth and change. The Problems and Opportunities Report has been incorporated into this document within the "planning considerations" sections. The next step in preparing the General Plan was the formulation of goals and policies along with an implementation program. This included the preparation of the Proposed Land Use map shown in Figure 1. Finally, the General Plan was analyzed as to its environmental impacts. This analysis is included in Chapter 6.

Traditionally, General Plans have consisted of broadly stated policies to guide development. Recent litigation and subsequent revisions to the General Plan guidelines by the State have established that the General Plan must establish a useful guide for local decisionmaking.



city of montclair
general plan

figure 1

land use plan
reflects 1983 council changes

The Legislature has identified in Government Code Section 65302 nine elements that it wants every City and County to include in its General Plan. These are as follows:

- The **land use element** designates the general distribution, location, and extent (including standards for population density and building intensity) of the uses of land for housing, business, industry, open space, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses.

- The **circulation element** identifies the general location and extent of existing and proposed major roads, highways, railroad and transit routes, terminals, and other local public utilities and public facilities.

- The **housing element** consists of standards and plans for the improvement of housing and the provisions of adequate sites for housing to meet the needs of all economic segments of the community.

- The **conservation element** provides for the conservation, development, and use of natural resources, including water, forests, soils, rivers, lakes, harbors, fisheries, wildlife, minerals, and other natural resources.

- The **open space element** details plans and measures for the preservation of open space for natural resources, for the managed production of resources, for outdoor recreation, and for public health and safety.

- The **seismic safety element** identifies and appraises seismic and geologic hazards.

- The **noise element** examines noise sources yielding information to be used in setting land use policies for compatible uses and for developing and enforcing a local noise ordinance.

- The **scenic highway element** prescribes the development, establishment, and protection of scenic highway corridors.

- The **safety element** establishes standards and plans for the protection of the community from fires and geologic hazards.

Section 65302 of the Government Code identifies a number of optional elements that local jurisdictions may prepare. The City of Montclair addresses the following optional elements in the General Plan.

- **Public Utilities:** Intended to coordinate the location, size, and type of public services including water, electricity, telephone, sewers, and gas with the land uses designated in the General Plan.

- **Economic Development:** Designed to use the resources of the City to maintain and strengthen the production and service functions of the City's commercial structure through goals and policies which guide local economic change.

- **Public Facilities:** Intended to provide general locations for the siting of public facilities such as schools, parks and fire stations. Also to coordinate, through the General Plan, the development and placement of these facilities.

- **Community Design:** Intended to coordinate the physical elements of the City into an attractive and functional relationship in order to establish a community which preserves, protects, and enhances the City's setting and identity.

- **Special Study Areas:** Intended to utilize development plans and recommend policies for areas which present unique or unusual problems requiring detailed analysis and special techniques for implementation.

To assist local jurisdictions, the State Office of Planning and Research has prepared guidelines for preparing General Plans. The Montclair General Plan has been formatted according to the 1980 General Plan Guidelines. These guidelines represent a major change and update to the previous guidelines. Chief among the changes is the abandonment of the traditional format of individual overlapping elements for an integrated format centered on environmental and developmental issues. Thus, this Plan groups individual subjects under three major headings: Development Issues, Public Health and Safety, and Environmental Resources (See Figure 2). This new format integrates the planning and environmental review processes, and provides a more useful document combining an environmental baseline with a clear statement of development policy.

The City of Montclair is located at the western end of San Bernardino County, approximately 35 miles to the east of downtown Los Angeles. The western boundary of the City is contiguous with the Los Angeles County line. This same line separates Montclair from the communities of Pomona and Claremont, both of which are located within Los Angeles County. The City of Upland borders Montclair on the north and east. The City of Ontario has common boundaries on the east. Immediately to the south of the city limits is an unincorporated portion of San Bernardino County and further south lies the City of Chino.

For the purposes of this study, the Montclair planning area involves the 4.75 square miles within the city and also the adjacent unincorporated areas south of the city limits (See Figure 3). The planning area is thus bounded on the north by the City of Upland, on the east by the Cities of Upland and Ontario, on the south by Phillips Boulevard and on the west by the County of Los Angeles. The total amount of land in the entire planning area equals approximately 6.1 square miles.

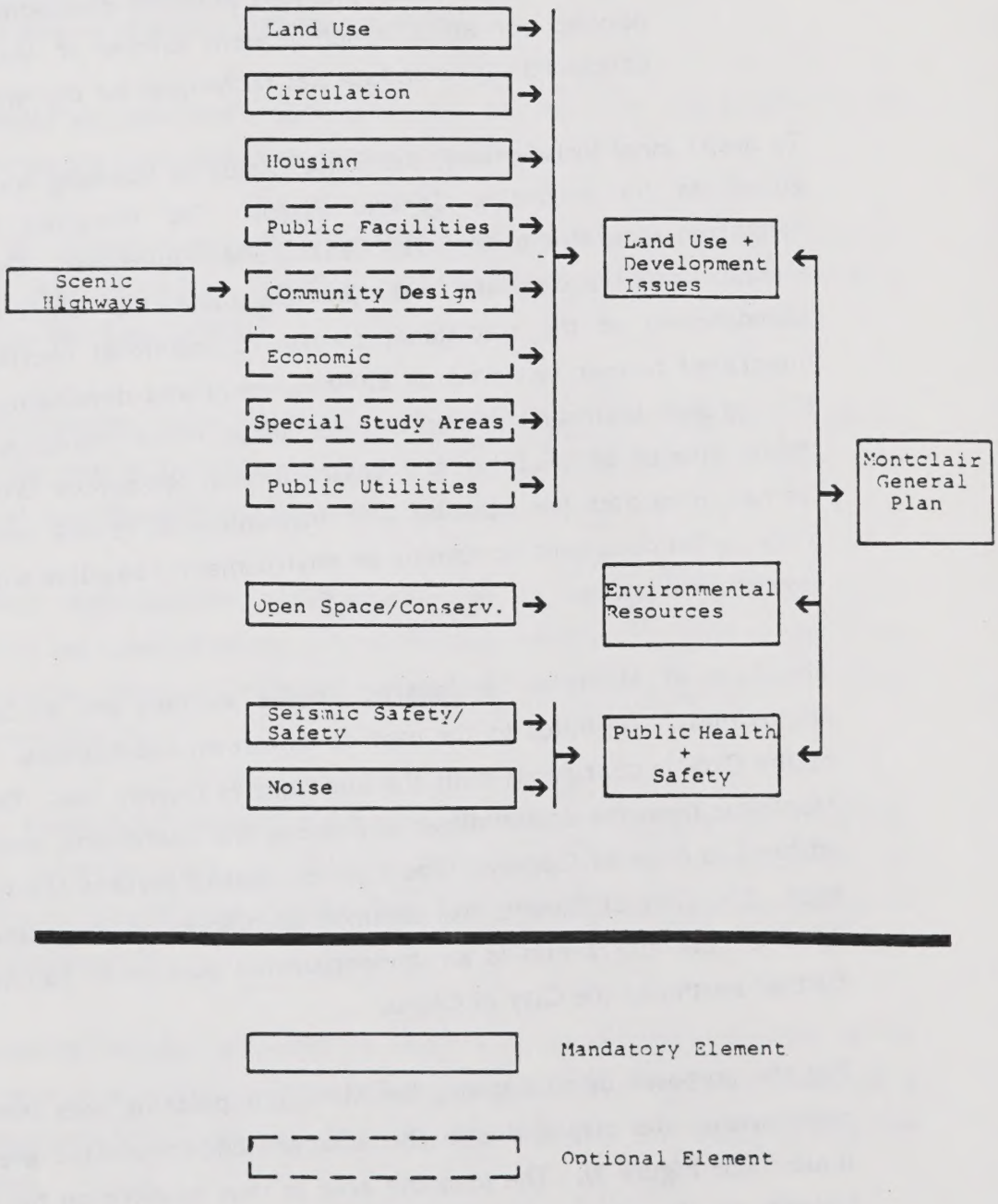
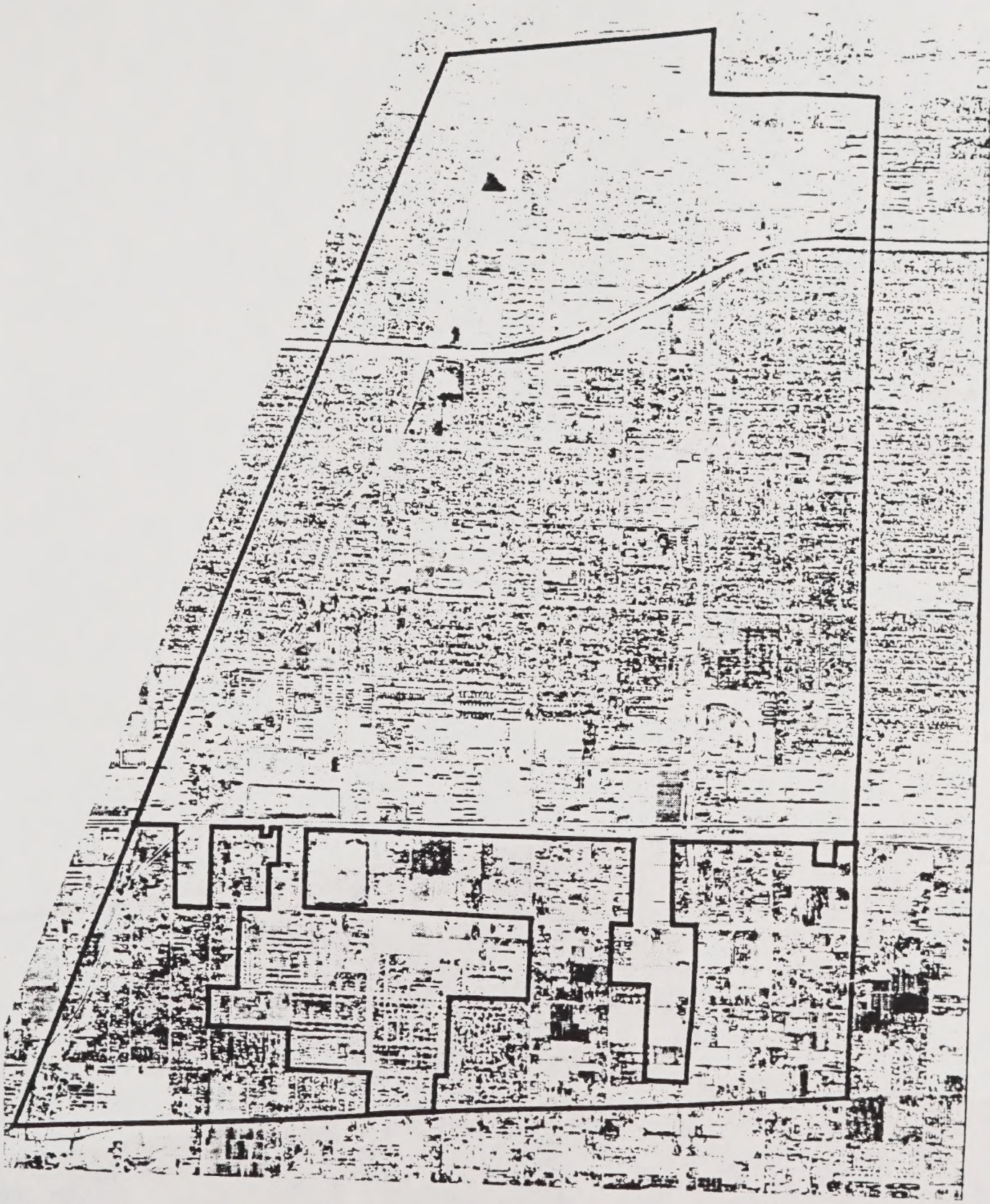


Figure 2

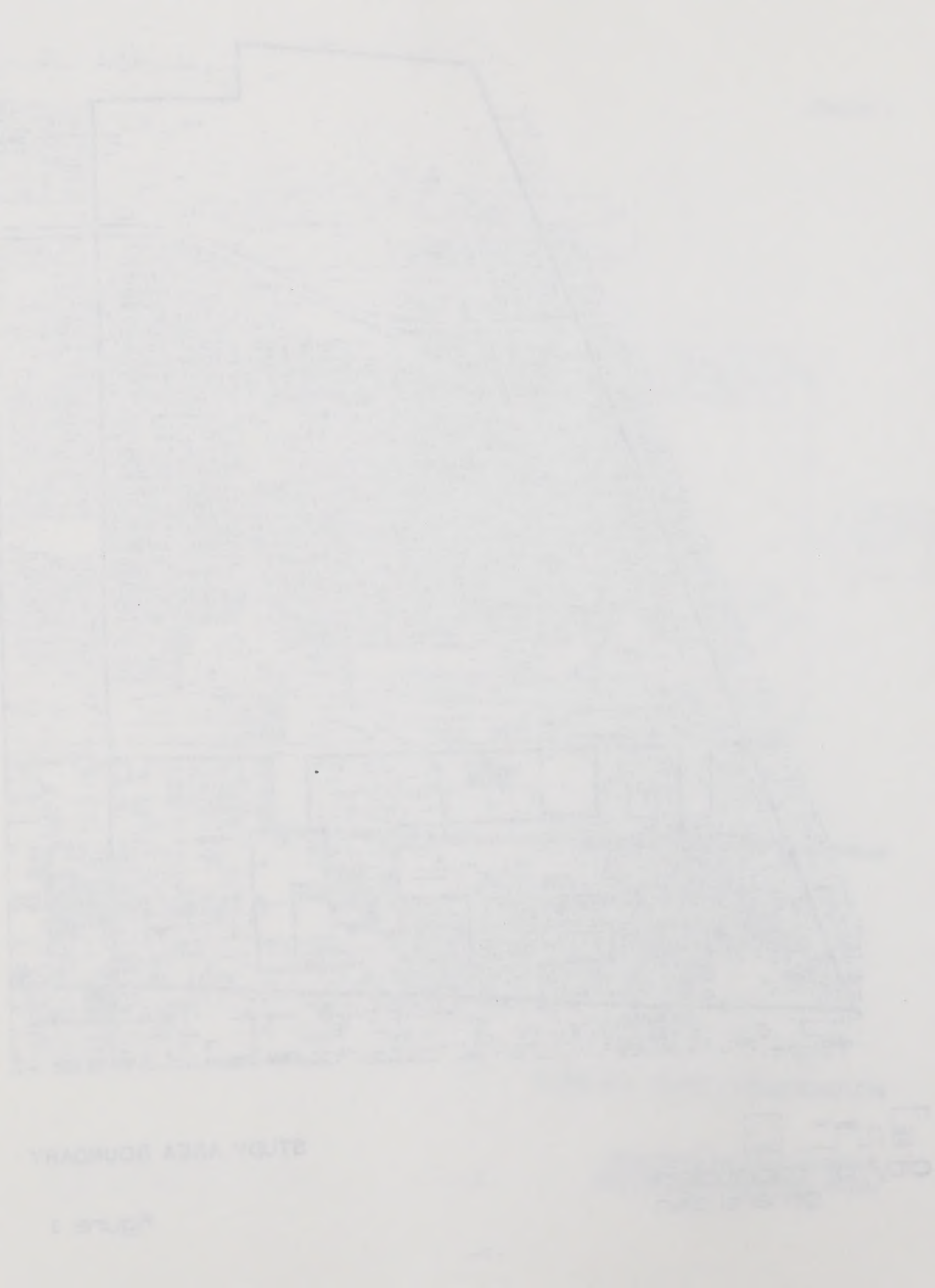
GENERAL PLAN ORGANIZATION



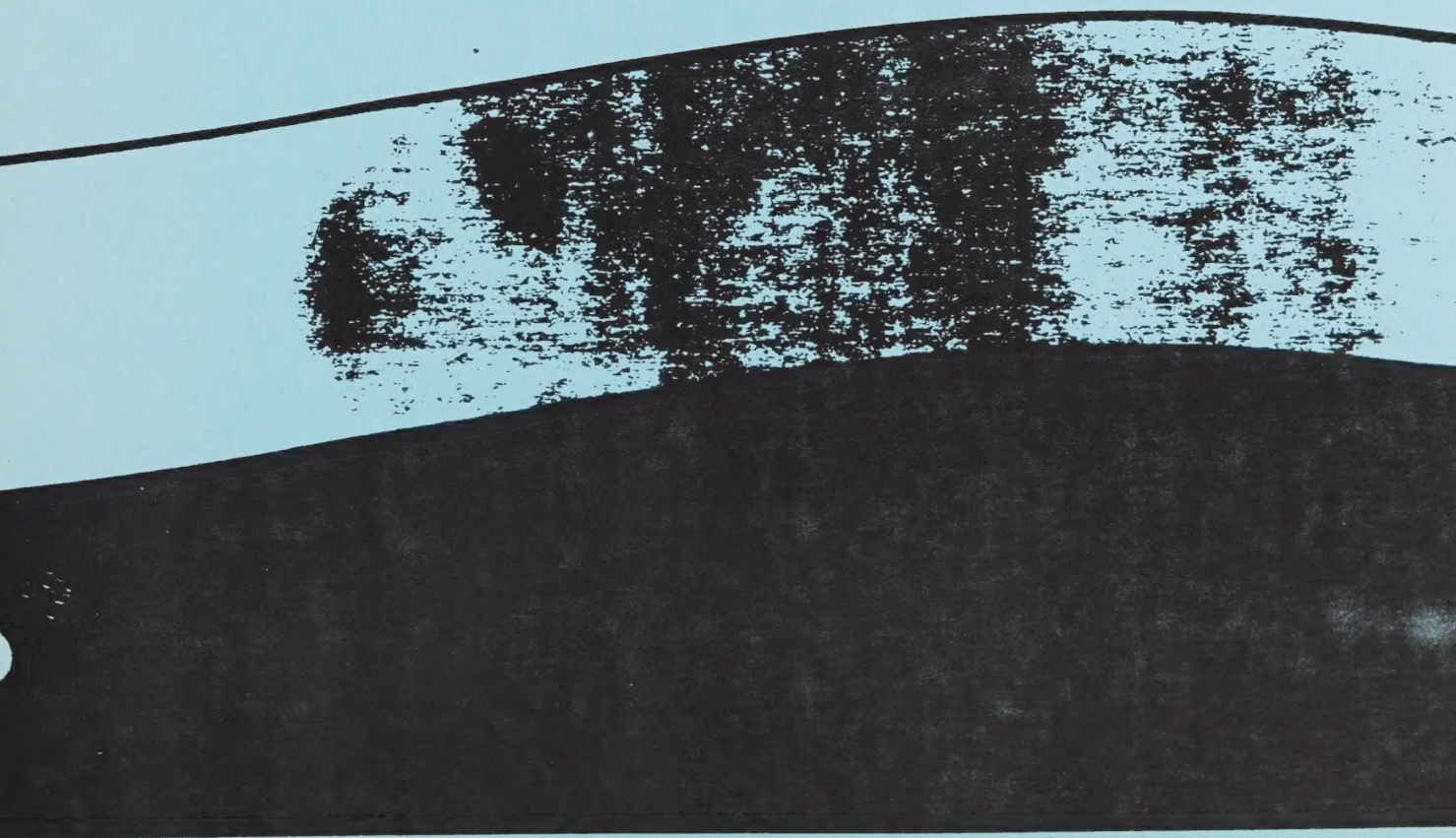
city of montclair
general plan

STUDY AREA BOUNDARY

figure 3



2.
DEVELOPMENT ISSUES



CHAPTER 2

DEVELOPMENT ISSUES

INTRODUCTION

Planning for the future must be based upon an understanding of existing conditions as well as the direction of growth, change, and development. It is therefore important to understand Montclair's social and manmade environments and how land and the way it is used, people, the housing they occupy, economic forces, and the need for and provision of public services and facilities interact to form the City of Montclair. The purpose of this chapter is to describe:

- how land in Montclair has been and is being used;
- the general characteristics of Montclair residents;
- recent population trends;
- the types of housing available in Montclair;
- the condition of the local housing stock;
- the economic forces which affect the livelihood of Montclair's business sector;
- employment trends; and
- the types and status of the public utilities and facilities provided in the City of Montclair.

LAND USE

The way in which a community uses its land tends to reveal the character of that community. An inventory of the various uses within Montclair and an analysis of land use trends were undertaken to reveal planning problems, population distribution, adequacy of public services and utilities, and much of the other basic information needed for the preparation of a comprehensive general plan. Facts about past and present land use also serve as a basis for analyzing the effectiveness of existing housing patterns.

Prior to its incorporation, the Montclair area was a green belt of citrus groves located between the growing communities of Pomona and Ontario. When development began, the area was under the jurisdiction of San Bernardino County. Years later, after much urban development, the area required the supervision of local government and thus incorporated.

During the early years of incorporation, the City's development standards were modified and molded to the needs and desires of the community. Today the City's system for controlling and guiding development is much more sophisticated than it was in those early days, but the effect of the earlier development standards and development prior to incorporation is still evident.

In August of 1968, each parcel of land within the Montclair study area was inspected, and its use recorded on field maps. The information was subsequently measured and a complete tabulation of the quantities of land in each of the land use classifications was presented in the 1970 General Plan.

In July of 1981, a similar land use survey was completed by the City Planning Staff. An up-to-date land use map was prepared showing the same land use classifications as those used in 1968. The data provides a quantitative analysis of the current use of

land, and makes it possible to observe and analyze development patterns as well as areas where conflicting land use patterns have developed over the last thirteen years.

The most outstanding land use characteristic north of the San Bernardino Freeway is the commercial development in and around the Montclair Plaza along with some residential subdivisions and planned unit developments.

South of the freeway to Holt Boulevard, residential neighborhoods are most predominant. Between Holt Boulevard and Mission Boulevard, a commercial and industrial atmosphere prevails. A nonurban type of land use is found south of Mission Boulevard with open space and agriculture the dominant features.

Land Use by Type

The Montclair study area includes approximately 3,894 acres (6.1 square miles), about 83 percent of which (5.1 square miles) is devoted to urban development. The remainder consists of vacant and agricultural lands. Only four percent of the land north of Kingsley Avenue remains as undeveloped land.

If Montclair were to be classified by its major use, it would be viewed as a residential community. Nearly two fifths of the study area's 3,894 acres is devoted to residential uses. Commercial land uses, while accounting for only nine percent of Montclair's land area, comprise its most dominant use. The Montclair Plaza, Entertainment Plaza, and surrounding commercial uses have created an image of Montclair as a regional commercial center, rather than the quiet residential community it is. Industrial and related land uses occupy only 291 acres or seven percent of the study area.

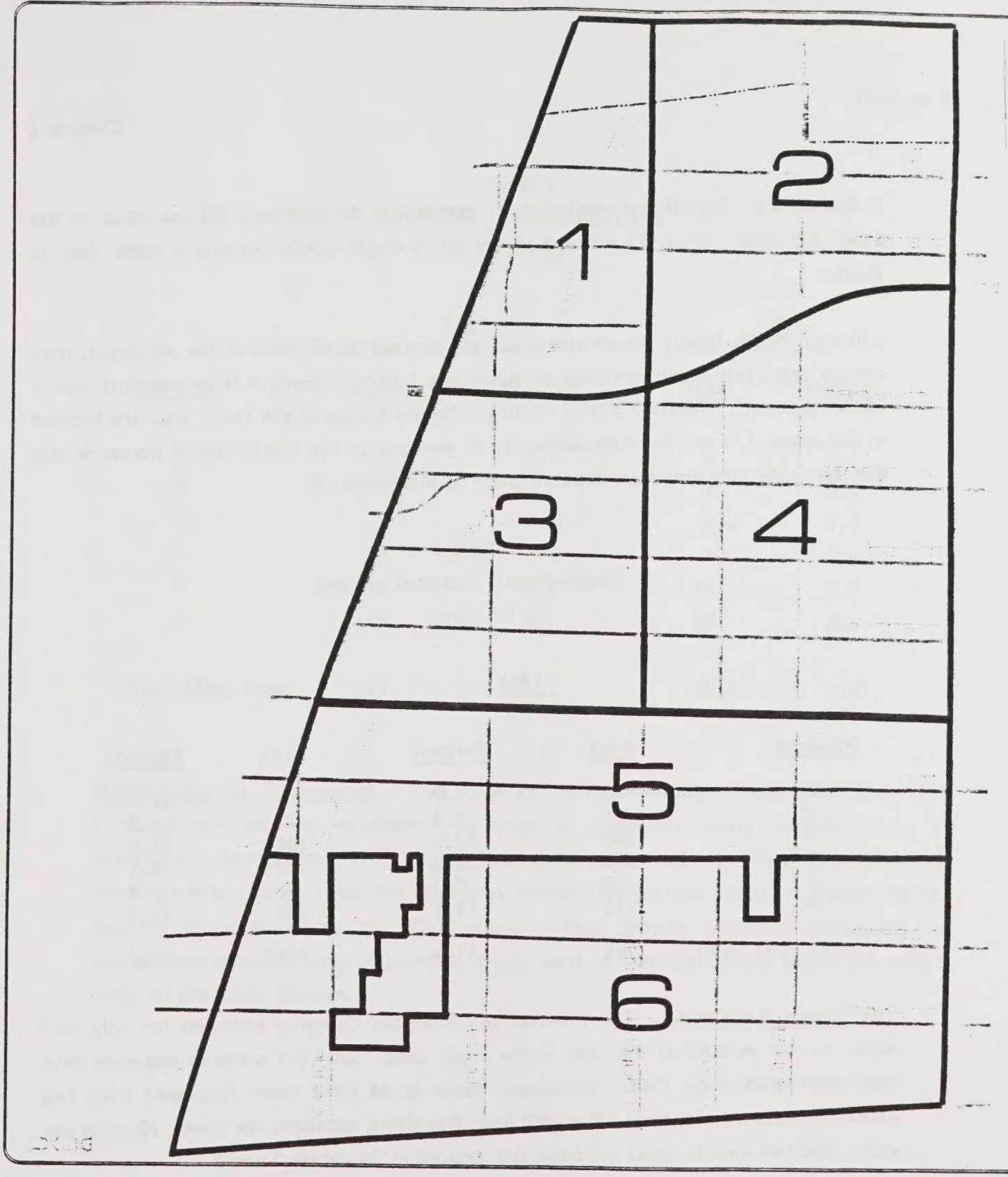
Agricultural and vacant lands occupy only 177 acres (four percent) and 478 acres (twelve percent) within the study area. This represents approximately half of the area occupied by each of these uses in 1968.

To further analyze land uses, the study area has been divided into six sub-areas (see Figure 4). Boundaries for the sub-areas were selected during the 1968 land use survey to define areas which appeared to be as socially, economically, and geographically homogeneous as possible. As can be seen, the division between sub-areas 5 and 6 reflects the city's 1970 boundaries. For purposes of comparing 1968 and 1981 land use patterns, the original sub-area mapping will be used.

Sub-area 1 is located in the northwest section of the city, north of Interstate 10 and west of Monte Vista Avenue. This area includes 299 acres. The major land use is residential. Sub-area 2 is located north of Interstate 10 and east of Monte Vista Avenue. The 441 acre sub-area contains the Montclair Plaza and surrounding commercial areas, and is strongly commercial in character. Sub-area 3 encompasses 539 acres west of Monte Vista Avenue between Interstate 10 and Kingsley Avenue. The area is comprised mainly of single-family subdivisions. Sub-area 4 is located east of Monte Vista Avenue between Interstate 10 and Kingsley Avenue. Although this 748 acre area contains the Montclair Civic Center and commercial areas along Central Avenue, it is mainly residential in character. Sub-area 5 is located south of Kingsley Avenue, north of the 1970 city limits. This area, which includes 735 acres, contains a mix of residential, commercial, and industrial uses, as well as a substantial amount of vacant land. Sub-area 6 is located south of the 1970 city limits, and is generally under the jurisdiction of San Bernardino County. The area primarily consists of a mix of large-lot residential, industrial, agricultural, and vacant land.

Single-Family Residential. Single-family residential areas comprise the largest land use category in the Montclair study area. A total of 1142.6 acres (29 percent) of the study area is occupied by single-family residential development. Densities of single family areas range from the rural residential lots in Sub-area 6 to the typical urban subdivisions located throughout the city.

Since 1968, only 155 acres of single-family residential land have been added. Nearly two thirds of single-family residential development in the past 13 years has occurred



land use sub-areas

city of montclair
general plan

figure 4

in Sub-area 6. Significant single-family residential development did not occur in any other sub-area. Thus, 93 percent of the city's single-family housing is older than 13 years.

Although single-family residential areas are located within each of the sub-areas, they occupy relatively small portions of Sub-areas 1 (22 percent), 4 (five percent), and 5 (seven percent). Nearly 9 out of 10 single-family homes in the study area are located in Sub-areas 3, 4 and 6. Approximately 84 percent of the single-family homes within the Montclair city limits are located south of Interstate 10.

Table 1
Single-Family Residential Land
(in acres)

	1968		1981	
Sub-area	Area	Percent	Area	Percent
1	38	12.7	65	21.7
2	21	4.8	21	4.8
3	289	53.6	304	56.4
4	390	52.1	396	52.9
5	39	5.3	48	6.5
6	211	18.6	308	27.2
Study Area Total	988	25.4	1142	29.3

Two-Family Residential. The two-family residential category accounts for only 46.3 acres or one percent of the land in the study area. Only 0.3 acres of duplexes have been developed since 1968. Generally, these areas have been developed with two attached units on a typical 75' x 100' lot. Resulting densities are about 10 units per acre. The two-family areas are basically located in Sub-areas 5 and 6.

Table 2
Two-Family Residential Land
(in acres)

	1968		1981	
Sub-area	Area	Percent	Area	Percent
1	2	0.7	2	0.7
2	1	0.2	1	0.2
3	--	--	0.3	0.1
4	3	0.4	3	0.4
5	16	2.2	16	2.2
6	24	2.1	24	2.1
Study Area Total	46	1.2	46.3	1.2

Multiple-Family Residential. This type of multiple-family development falls into three categories: a) apartment buildings on relatively small individual lots, b) apartment complexes on larger acreages, and c) townhome/condominium developments. Since 1968, the land area devoted to multiple-family development has doubled from 60 acres to 120.8 acres. This growth occurred principally as townhomes/condominiums in Sub-area 1 just west of Montclair Plaza and in Sub-area 4 north of the Civic Center.

Table 3
Multiple-Family Residential Land
(in acres)

	1968		1981	
Sub-area	Area	Percent	Area	Percent
1	8	2.7	39.2	13.1
2	--	--	--	--
3	4	0.7	9.1	1.7
4	9	1.2	25.3	3.4
5	32	4.4	37.2	5.1
6	7	0.7	10	0.9
Study Area Total	60	1.5	120.8	3.1

Mobile Homes. Mobile home development in the Montclair study area occupies 91.9 acres, the majority of which has been developed within the last 13 years. All but 10 acres of the study area's mobile home developments are located south of Kingsley Avenue. Over three quarters of the mobile home development since 1968 has occurred in the unincorporated portion of the study area.

Table 4
Mobile Home Land
(in acres)

	1968		1981	
Sub-area	Area	Percent	Area	Percent
1	--		--	
2	8	1.8	10	2.3
3	--		--	
4	--		--	
5	13	1.8	23.8	3.2
6	14	1.4	58.1	5.1
Study Area Total	35	0.9	91.9	2.4

Regional Commercial. Regional shopping centers provide for the sale of general merchandise, apparel, furniture, and home furnishings in full depth and variety, along with support services. The Montclair Plaza and surrounding commercial areas are in this category. The impact of this regional center on the City of Montclair is discussed in the Economic Development portion of this chapter. As can be seen in Table 5, the regional commercial area surrounding the Plaza has grown by nearly 50 percent since 1968. This is due to the development of the Montclair Entertainment Plaza as well as commercial uses north of the mall. Also included in the Regional Commercial category is a small portion of Pomona Valley Center located within the Montclair city limits.

Table 5
Regional Commercial
(in acres)

	1968		1981	
Sub-area	Area	Percent	Area	Percent
1	--	--	--	--
2	74	16.8	108	24.5
3	--	--	--	--
4	--	--	--	--
5	6.4	0.9	6.4	0.9
6	--	--	--	--
Study Area Total	80.4	2.1	114.4	2.9

General Commercial. General commercial land uses are found in many locations, mainly along the principal arterials where strips of business have developed. This category includes a great range of commercial facilities including local convenience centers.

General commercial uses account for approximately 238 acres or six percent of the land within the planning area.

The largest amount of general commercial development within the planning area is located in Sub-areas 5 and 6; Holt and Mission Boulevards are both lined with general (strip) commercial uses. Central Avenue and areas near the Plaza make up the majority of other commercial uses.

Table 6
General Commercial

	1968		1981	
Sub-area	Area	Percent	Area	Percent
1	1	0.3	5.4	1.8
2	14	3.2	38.2	8.7
3	1	0.2	1	0.2
4	30	4.0	44.9	6.0
5	94	12.8	89.6	12.2
6	51	4.5	59.8	5.3
Study Area Total	191	4.9	238.9	6.1

Administrative and Professional Offices. The number of administrative and professional offices in the study area is minimal. The only offices that were constructed between 1968 and 1981 are located in Sub-area 4 across from the Civic Center and in the medical/office area south of Interstate 10 east of Monte Vista Avenue. Although there are two complexes in the medical area utilized for medical/professional uses, the entire medical area has been included under the Medical/Hospital category. Nine of the acres shown in Table 7 reflect a recent use permit approval for an office condominium on Palo Verde Avenue between Monte Vista and Central.

Table 7
Professional and Administrative Offices
(in acres)

	1968		1981	
Sub-area	Area	Percent	Area	Percent
1	--	--	--	--
2	--	--	--	--
3	--	--	--	--
4	3	0.4	12	1.6
5	--	--	--	--
6	--	--	--	--
Study Area Total	3	0.1	12	0.3

Hotel-Motel. Hotels and motels occupy a minor portion of the study area. No hotel or motel space has been added since 1968. There are five acres each of land devoted to hotel and motel use in Sub-areas 2 and 5, while there are three acres of such land in Sub-area 6.

Industrial. The industrial classification includes all industrial and related uses including warehouse and wholesale activities. Approximately 289 acres within the study area are devoted to industrial uses. This is nearly a three-fold increase since 1968. The majority of the new industrial development has occurred south of Kingsley Avenue. A significant portion of the industrial growth (77.6 acres) since 1968 has been within the unincorporated areas south of the Montclair city limits. Over 42 acres of industrial land within the city limits have been developed along Brooks Street since 1970. Industrial development within Sub-areas 1 and 2 generally consists of small firms.

Table 8
Industrial Uses
(in acres)

	1968		1981	
Sub-area	Area	Percent	Area	Percent
1	9	3.0	30	10.0
2	16	3.6	53.5	12.1
3	--	--	--	--
4	--	--	--	--
5	34	4.6	76.2	10.6
6	52	4.6	129.6	11.4
Study Area Total	110	2.8	289.3	7.5

Public Schools. Public schools account for 143.9 acres within the study area. This includes eight elementary schools, two junior high schools, and one high school. This figure also includes the Howard Elementary School which is currently closed.

Civic Center. The Montclair Civic Center, located at Benito and Fremont Avenues, contains approximately 6.1 acres. Facilities include the City Hall, Library, Police Station. Also included in this category are the fire stations located in Sub-areas 2 and 5.

Parks. Public parks within the Montclair planning area occupy a minimal amount of land, with only 61.5 acres devoted to this use. Although park area has more than doubled since 1968 while the population remained relatively stable, standards developed by the State of California and the National Parks and Recreation Association, indicate a need for approximately 288 acres of park for the current population of Montclair. The 1981 figures include city-leased parkland from the Ontario-Montclair School District. In 1968, no land was leased for public use.

Table 9
Park Areas
(in acres)

	1968		1981	
Sub-area	Area	Percent	Area	Percent
1	--	--	3.4	1.2
2	7	1.6	6.3	1.4
3	2	0.4	25.8	4.7
4	11	1.5	14.7	1.9
5	--	--	11.9	1.6
6	--	--	--	--
Study Area Total	20	0.5	61.5	1.5

Quasi-Public. Quasi-public uses include private schools, religious institutions, non-profit membership associations and similar uses. Approximately 28.4 acres are devoted to these uses; there has been no change in acreage since the 1968 land use survey.

Medical-Hospital. A total of 16.5 acres is devoted to medical-hospital uses. Fifteen acres of this are located in the area of the Doctors' Hospital of Montclair, located in Sub-area 4, south of Interstate 10 east of Monte Vista Avenue. Medical groups such as the West End Women's Medical Office (formerly the Montclair Community Hospital) are also included in this category. The 15-acre complex has grown from two acres since the 1968 land use survey.

Utilities. The utility land use classification includes water supply, storage, and distribution systems, as well as electric substations and other such related uses. Flood control facilities are not, however, included in this classification.

A total of 11 acres is classified as utilities. The major portion of this land is used for water storage facilities, located throughout the city. An electric substation is located in Sub-area 2, east of Monte Vista Avenue. This facility accounts for approximately four acres of land. No changes have occurred in this category since the 1968 land use survey.

Vacant Land. The vacant land classification includes all open, undeveloped lands within the planning area. Land devoted to agriculture and flood control facilities is not included in this classification.

Since 1968, the inventory of vacant land had been halved from 897 acres (23 percent) to only 467.8 acres (12 percent). As can be seen from Table 10, the decrease in the inventory land has been significant throughout the study area, leaving little vacant land for future development. In addition, the remaining vacant land within the study area has generally been divided into many, relatively small parcels with numerous ownerships.

Table 10
Vacant Land
(in acres)

	1968		1981	
Sub-area	Area	Percent	Area	Percent
1	70	23.4	22	7.4
2	156	35.4	73.1	16.6
3	60	11.1	10	1.9
4	99	13.2	32.0	4.3
5	285	38.8	153.1	20.8
6	227	20	177.1	15.6
Study Area Total	897	23.0	467.3	12.3

Agriculture. Agricultural activities within the study area include citrus groves, field crops, and various forms of animal husbandry. There are currently 177 acres devoted to agricultural uses, all but 40 of which are located in Sub-area 6. As can be seen from Table 11, the agricultural land category has decreased by about 50 percent since 1968. This is in comparison to the conversion of nearly 1,000 acres of agricultural land in the study area from 1957 to 1968. In comparison, only 123 acres of vacant land were developed between 1968 and 1981. Thus, it appears that the major urbanization of Montclair occurred through the conversion of agricultural lands to urban uses rather than through the utilization of the vacant land inventory.

Table 11
Agricultural Land
(in acres)

	1968		1981	
Sub-area	Area	Percent	Area	Percent
1	--	--	--	--
2	11	2.5	11	2.5
3	--	--	--	--
4	--	--	--	--
5	17	2.3	29	3.9
6	324	28.6	137	12.1
Study Area Total	352	9.0	177	4.5

Rock Quarry. In 1968, active rock quarries accounted for 35 acres within the study area. These were located in Sub-areas 1 and 2 near Central and Monte Vista Avenues. An inactive quarry was also identified north of San Bernardino Avenue in Sub-area 3. Currently, all rock quarries in the study area have ceased operations. No plans currently exist for further mining activities within the study area.

Railroad. The land classified as railroad is located in the northern portion of the planning area (Pacific Electric and Santa Fe) and in the southerly portion of the city (Southern Pacific and Union Pacific). These railroads function mainly to serve the industrial uses located within Montclair and surrounding communities. The total land classified as railroad is 36 acres. There have been no changes in this category since the 1968 land use survey.

Flood Control. Flood control facilities within the planning area occupy 105 acres. This land is mainly in the San Antonio Wash, located in Sub-areas 1, 3, 5 and 6, paralleling the westerly boundary line of the study area. Water retention basins are located adjacent to the greenway in Sub-areas 1 and 3 where runoff water is allowed to gather and percolate into the soil and in study area 5 at the southwest corner of the study area.

The only change since the 1968 land use survey is the addition of a 15-acre retention basin south of Holt Boulevard east of the San Antonio Wash.

Streets. This land use category includes all highway, streets, and alleys within the study area. A total of 770.8 acres is included in this category, representing a slight increase since 1968. This increase is not apparent from Table 12 due to measurement errors in the 1968 land use survey..

Table 12
Streets
(in acres)

	1968		1981	
Sub-area	Area	Percent	Area	Percent
1	99*	33.1*	55.3	18.5
2	95	21.5	95.9	21.7
3	96	17.8	101.4	19.0
4	154	20.6	154.9	20.7
5	149	20.3	171.3	23.3
6	187	16.5	192.0	17.0
Study Area Total	780	20.0	770.8	19.8

Table 13

Land Use by Study District in Acres 1981

Land Use	Subareas 1	2	3	4	5	6	TOTAL
Single-family Residential	65.0	21.0	304.1	396.2	48.0	308.3	1,142.6
Two-family Residential	2.0	1.0	0.3	3.0	16.0	24.0	46.3
Multi-family Residential	39.2	--	9.1	25.3	37.2	10.0	120.8
Mobile Home	--	10.0	--	--	23.8	58.1	91.9
Regional Commercial	--	108.0	--	--	6.4	--	114.4
General Commercial	5.4	38.2	1.0	44.9	89.6	59.8	238.9
Administrative Offices	--	--	--	12.5	--	--	12.5
Hotel-Motel	--	5.0	--	--	5.0	3.0	13.0
Industrial	30.0	53.5	--	--	76.2	129.6	289.3
Public Schools	22.0	--	57.9	26.0	20.0	18.0	143.9
Civic Center	--	1.0	--	4.1	1.0	--	6.1
Parks	3.4	6.3	25.8	14.1	11.9	--	61.5
Quasi-Public Uses	2.0	2.0	2.4*	19.0	2.0	1.0	28.4
Hospital	--	--	--	15.0	1.5	--	16.5
Utilities	--	4.0	3.0	1.0	2.0	1.0	11.0
Vacant	22.0	73.1	10.0	32.0	153.1	177.1	467.3
Agriculture	--	11.0	--	--	28.9	137.1	177.0
Rock Quarry	--	--	--	--	--	--	0
Railroad	4.0	11.0	--	--	21.0	--	36.0
Flood Control	48.7*	--	24.0	--	20.1	13.0	105.8
Streets	55.3*	95.9	101.4	154.9	171.3	192.0	770.8
TOTAL	299.0	441.0	539.0	748.0	735.0	1,132.0	3,894.0

*ERROR 1970 Survey

CIRCULATION

Regional Transportation

The Montclair area is made up of a complex circulation system, tying together a number of cities and metropolitan areas. The main freeways in the area are the Pomona Freeway, San Bernardino Freeway, Corona Freeway, Devore Freeway and the Riverside Freeway. The San Bernardino and Pomona Freeways tie the Montclair Basin area to the Los Angeles Metropolitan area while the Riverside Freeway ties the area to the Orange County Metropolitan area.

The major east-west streets in the Basin are Baseline Road, Foothill Boulevard and Mission Boulevard. Some of the major north-south streets are Central Avenue, Euclid Avenue, and Etiwanda Avenue. The regional grid circulation pattern ties together the cities of Pomona, Claremont, Chino, Montclair, Upland, Rancho Cucamonga, Fontana, San Bernardino, Colton and Rialto.

Within the Montclair study area there are two types of transportation sub-systems available: air and ground travel. While there are no airports within the study area, this transportation mode is utilized by the community. Ground transportation systems, both public and private, form the major mode of moving people and goods throughout the city.

Local Ground Transportation

Montclair's major modes of ground circulation consist of automobile and public transit. Bicycling, walking and rail meet secondary transportation needs for the community.

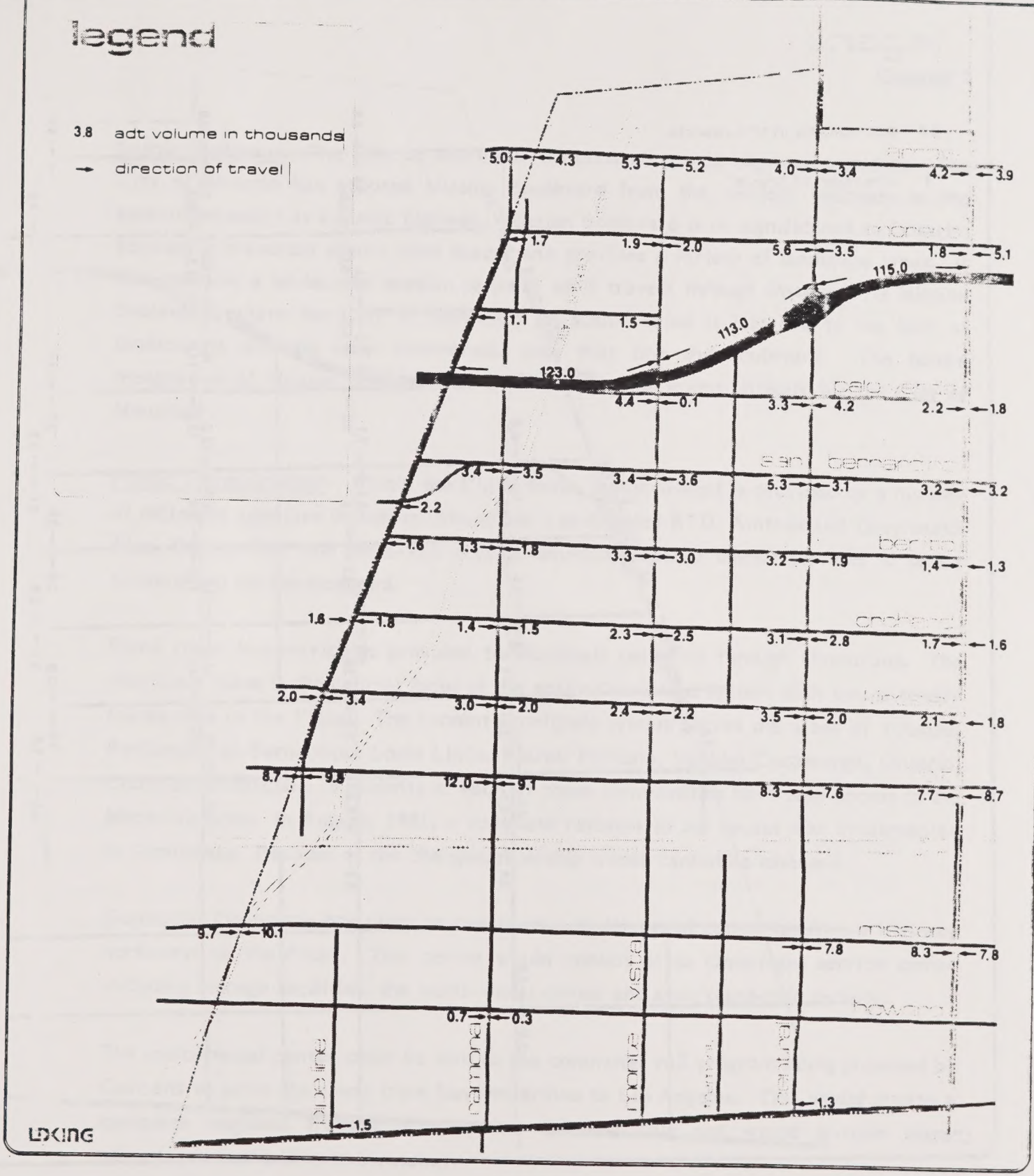
Automobile. Private automobiles currently fulfill a large proportion of the transportation needs of the residents. Regional access to surrounding areas is provided by the

San Bernardino Freeway (I-10) which passes through the northern portion of the city in an east-west direction.

In Montclair, the circulation system is predominantly oriented to the convenience of the automobile. The form is a gridiron design and consists of four major streets--Holt Boulevard, Mission Boulevard, the San Bernardino Freeway and the north-south thoroughfare, Central Avenue. The backbone circulation system is established throughout the city and sphere areas. Changes to the system will likely occur only in the form of street widening, the construction of interior streets for sub-divisions and grade separation improvements where major streets cross rail lines.

Figure 5 shows the current traffic volumes for east-west traffic in the study area. Holt Boulevard and Mission Boulevard experience the highest Average Daily Traffic with a high of 12,000 and 10,100, respectively. Figure 6 shows the current traffic volumes for traffic traveling in a north-south direction. Central and Monte Vista experience the highest daily volumes with 16,700 and 7,500, respectively.

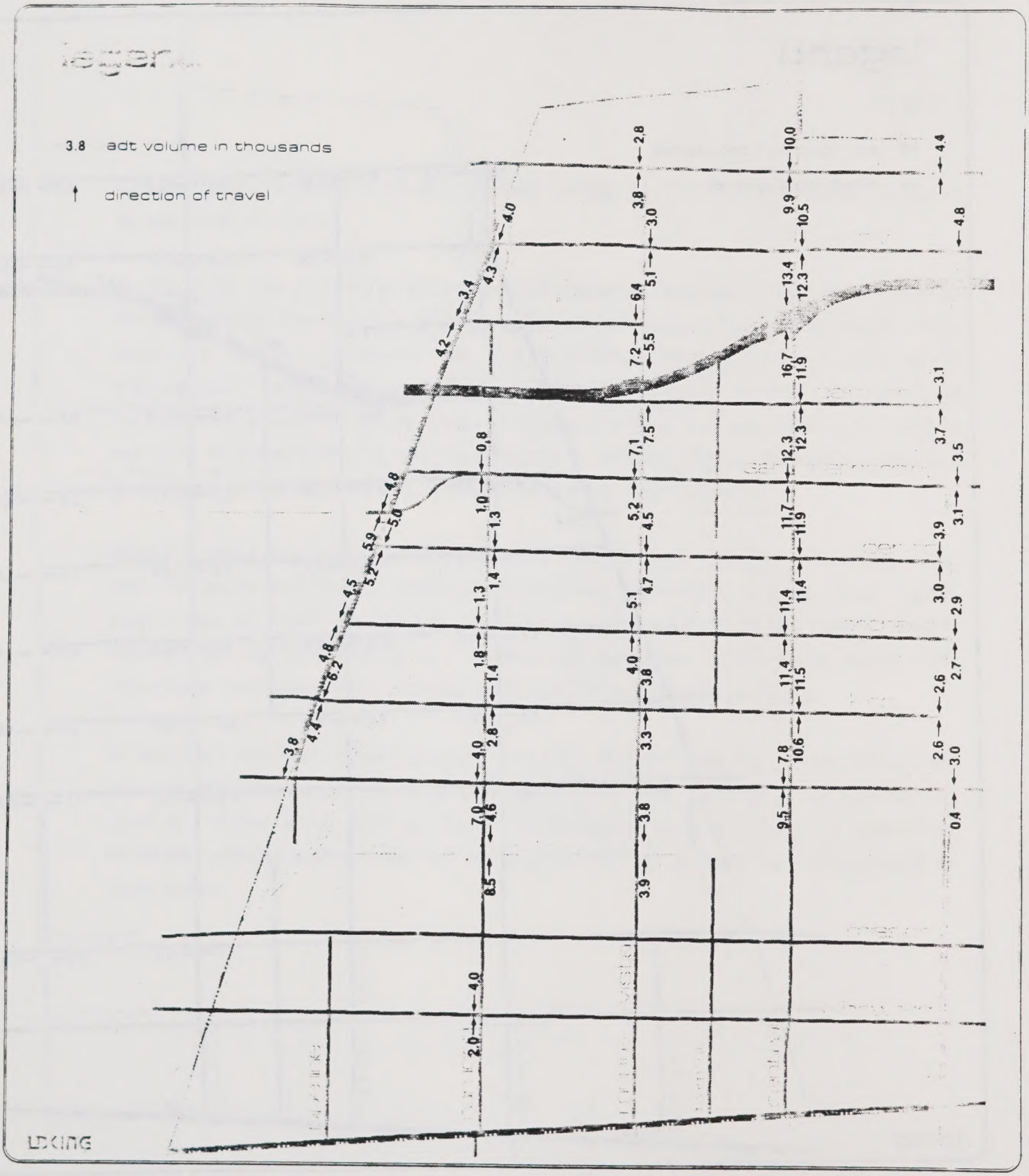
In Montclair and most other Southern California communities, the circulation system not only provides for the movement of vehicles, but also the storage of vehicles for parking. Some areas such as the multiple-family areas of the city experience on-street parking problems due to the high number of automobiles concentrated in these areas.



average daily traffic volumes
east/west streets

city of montclair
general plan

figure 5



average daily traffic volumes
north/south streets

city of montclair
general plan

figure 6

Scenic Highways. The City of Montclair contains no scenic highway corridors. The City of Ontario has adopted Mission Boulevard from the western boundary to the eastern boundary as a scenic highway. Mission Boulevard is of significance to Ontario, because it traverses scenic open spaces and provides a variety of landscape types. It also contains a landscaped median parkway as it travels through Ontario. As Mission Boulevard enters the City of Montclair its scenic value is lost due to the lack of landscaping and the strip commercial uses that line the boulevard. The future designation of Mission Boulevard as a scenic corridor seems unlikely for the City of Montclair.

Public Transportation. Within the Chino Basin, public transit is provided by a number of different agencies including Omnitrans, Los Angeles RTD, Amtrak and Greyhound. Also, Dial-a-Ride and Medi-Van provide demand/response transit services to senior citizens and the handicapped.

Fixed route bus service is provided to Montclair residents through Omnitrans. The Montclair Plaza is the central focus of the entire Omnitrans system with ten of twelve routes tied to the Plaza. The current Omnitrans system serves the areas of Yucaipa, Redlands, San Bernardino, Loma Linda, Rialto, Fontana, Rancho Cucamonga, Ontario, Chino and Montclair. Residents of each of these communities have easy access to the Montclair area. In August, 1981, a complete revision to bus routes was implemented by Omnitrans. Because of the changes, ridership trends cannot be assessed.

Currently, Omnitrans has plans to construct a multi-modal center on Arrow Highway northwest of the Plaza. This center would consist of an Omnitrans service center including storage facilities, the multi-modal center and a park-and-ride facility.

The multi-modal center could be tied to the commuter rail program being proposed by Caltrans to serve the areas from San Bernardino to Los Angeles. This would create a complete regional transportation center in Montclair and would provide many advantages to the City of Montclair.

Another public transit system that runs through the study area is the Amtrak Lines that use the AT & SF Railroad tracks to connect Los Angeles with Las Vegas and Chicago and the Southern Pacific tracks to connect to New Orleans. There is presently no local service provided on these lines with the nearest stop in Pomona.

Railroad. Three major rail lines transect the Montclair General Plan study area. The Southern Pacific Railroad (S.P.) and Union Pacific Railroad (U.P.) are located parallel and north of First Street in the southern portion of the study area. The Atchison, Topeka & Santa Fe Railroad (AT & SF) is located in the northern portion of the study area, parallel and north of Arrow Highway. With the exception of the Central Avenue overpass crossing the S.P. and U.P. Lines, all other streets cross the north/south arterials at grade level.

The California Department of Transportation (Caltrans) is currently in negotiations with the Union Pacific and Atchison, Topeka and Santa Fe Railroads to allow Amtrak to service the Riverside/San Bernardino areas with commuter rail service. Tentative plans are to have two separate routes for this service, a northern route which would run along the existing Santa Fe R.O.W. and serve San Bernardino, Fontana, Upland, Pomona, Glendora, Azusa, Monrovia and downtown Los Angeles. The southern route is proposed to run along the existing Union Pacific R.O.W. connecting Riverside, Pomona and East Los Angeles to downtown Los Angeles. Although the use of these rights-of-way is currently in litigation, Caltrans speculates the routes will be running by 1985.[1]

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1. Telecon with W. Weber of the California Department of Transportation

Bicycle and Pedestrian Circulation. The City of Montclair has integrated bicycle planning into overall transportation planning. Figure 7 identifies the bicycle and pedestrian plan adopted in 1976 by the City. The plan outlines a five-step program and is as follows:

1. Public bicycle safety education program.

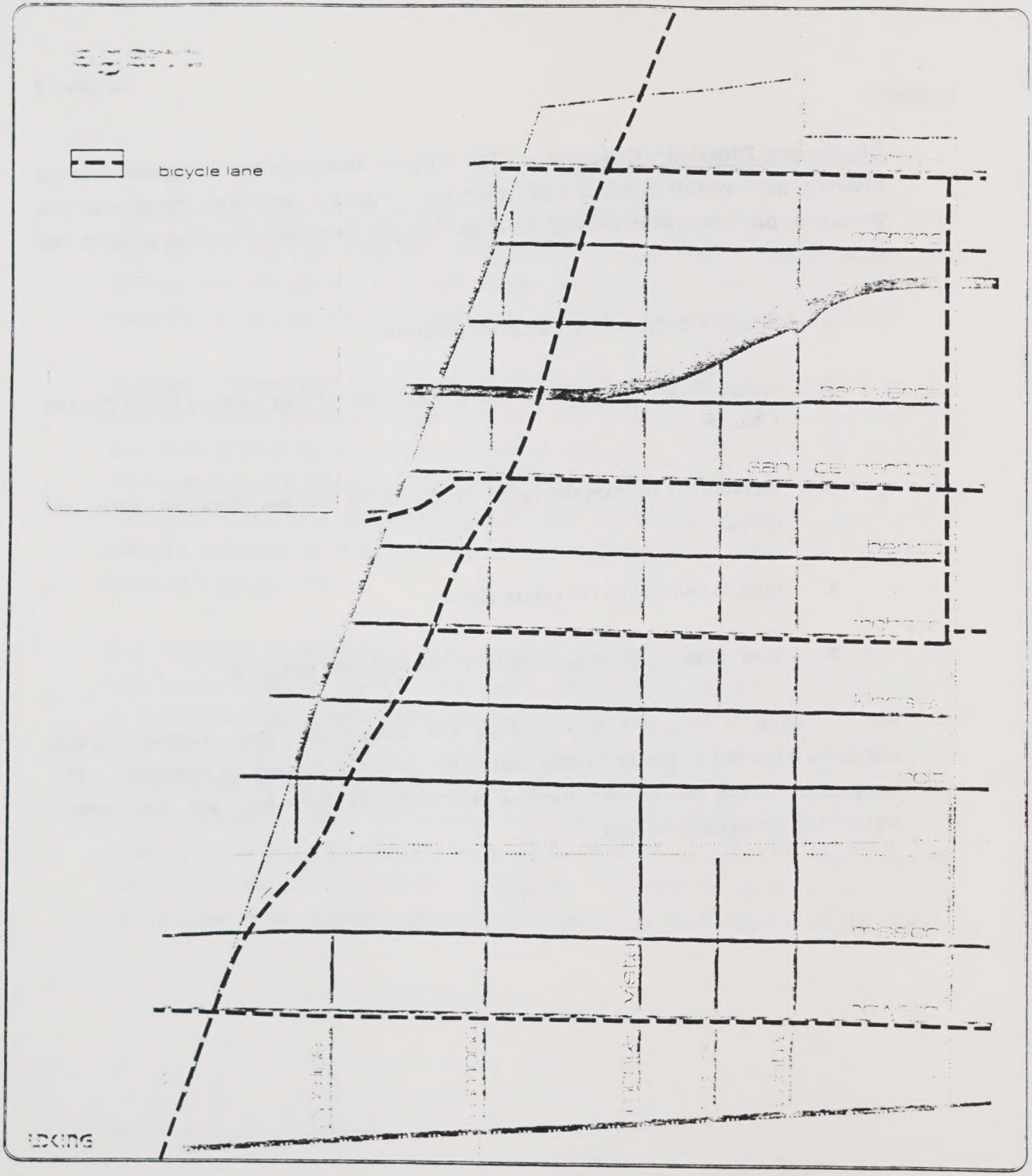
2. Construction of bike path along west side of San Antonio Flood Control Channel.

3. Installation of bicycle racks at the Civic Center, shopping center and parks.

4. Installation of bicycle safety signs.

5. Bike route - limited parking signs and bike lane stripping.

For this study a bicycle safety analysis was completed. Only fourteen bicycle accidents occurred in the study area during the period of January to November, 1981. No problem areas can be identified as the accidents were few, and were widely distributed throughout the city.



bicycle and pedestrian plan

city of montclair
general plan

figure 7

Air Transportation

There are two air facilities operating in close proximity to the study area: Cable Airport, located north of the city, and the Ontario International Airport (OIA), located southeast of the planning area in the City of Ontario.

The Ontario International Airport is operated by the City of Los Angeles Department of Airports. The 1,463-acre facility services 2.3 million passengers per year with a projected increase to 12 million passengers by 1995. Major expansion of the facility is currently underway, including a new runway which will be located parallel to and south of the existing runway. Expanded passenger terminal facilities have also been planned to accommodate projected air travel demand. The expansion also includes 700,000 square feet gross building area, parking for 9,000 vehicles, structural pavement for taxiways, and parking for 36 aircraft.

Ontario International Airport was unable to meet the January 1, 1981 deadline for compliance with the 70 CNEL criteria without a drastic reduction in total operation. As a result, a variance was granted by the State of California and included the 1976 Noise Abatement Policy as well as a runway program including measures to relocate take-off contours. The four-phase runway program will allow the airport to comply with the 1986 Federal noise requirements.

The Cable Airport is a privately owned, public use airport. The airport provides private aircraft tie-downs, aircraft rentals and flying lessons. This airport is the closest to the city for private aircraft operations and will continue to provide important air services to the residents of Montclair.

POPULATION CHARACTERISTICS

Population

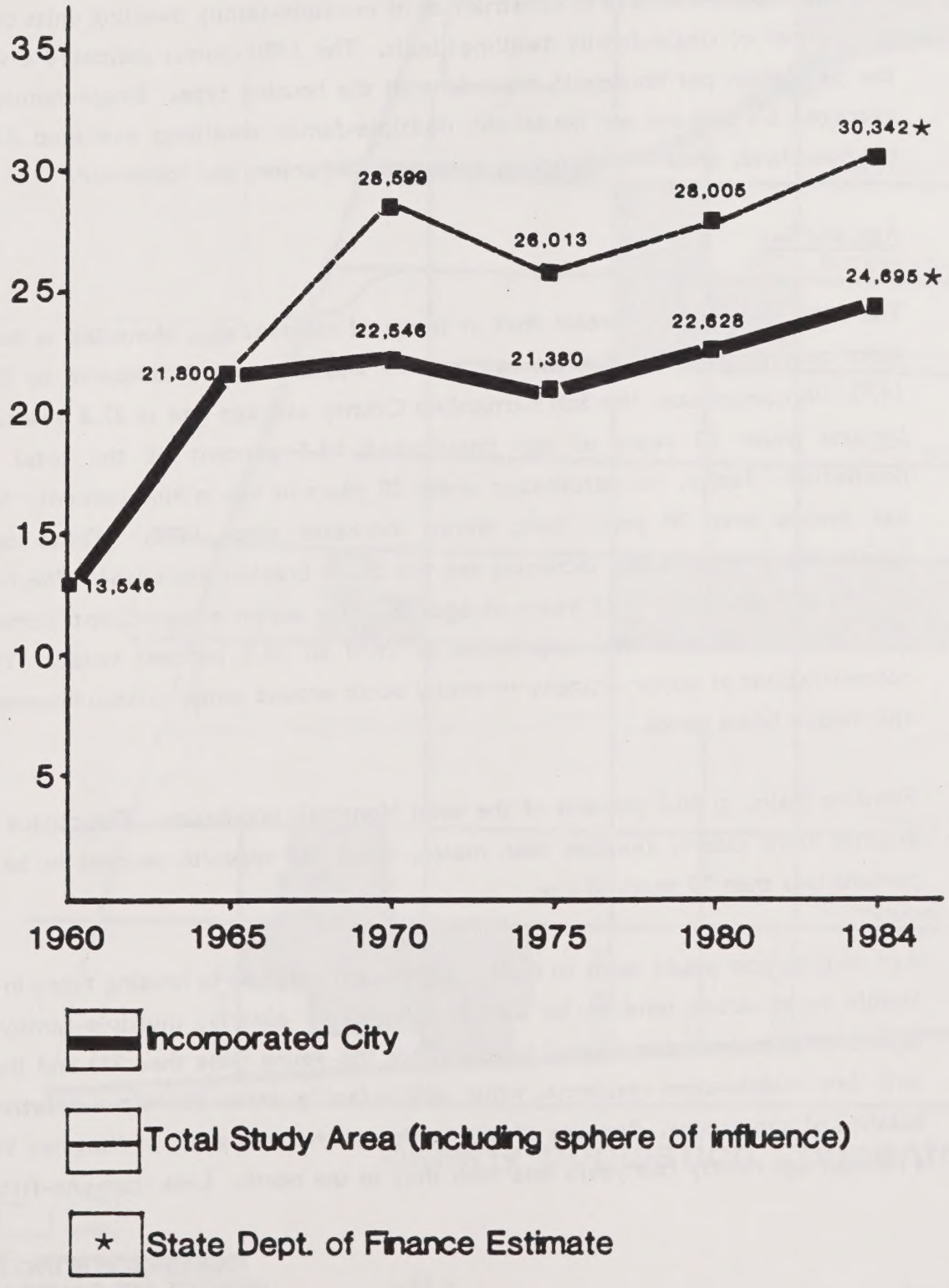
The 1980 federal census established a study area population of 28,005 persons. Of these persons, 22,628 reside within the Montclair city limits, with the remaining 5,377 residing within unincorporated San Bernardino County areas. State Department of Finance annual estimates indicate a 2.83% annual population increase for Montclair, setting a 1983 estimated study area population of 29,906, 24,564 in the city, and 5,342 in unincorporated areas.

These figures, as illustrated by Figure 8, indicate a return to population levels and growth experienced prior to 1970. The period between 1970 and 1979 showed a decline in population for both city and unincorporated areas. These generally declining population figures between 1970 and 1979 were not the result of a substantial elimination of households, but rather a decline in household size throughout the city. Even though the number of households within the study area had increased (8,897 households in 1979 compared to 8,041 households in 1970), the total population has decreased within this ten year period. The apparent reason for this decrease is the overall decrease in household size. In 1970, the average household size for Montclair was 3.45 persons; the 1979 figure was 3.03 persons per household. Current average household size (1980) is approximately 3.1 persons.

This trend towards smaller household size appears to be typical of San Bernardino County as well as the entire country. 1980 census figures indicate average household sizes for the county of 2.48 persons per household and 2.75 persons per household as a national average. The national Census Bureau attributes the declining household size throughout the county to more divorces, a small birthrate in recent years, and the greater independence of the younger generation and their desire to move away from the family as soon as possible.

figure 8

City of Montclair
Population Trends 1960-1984



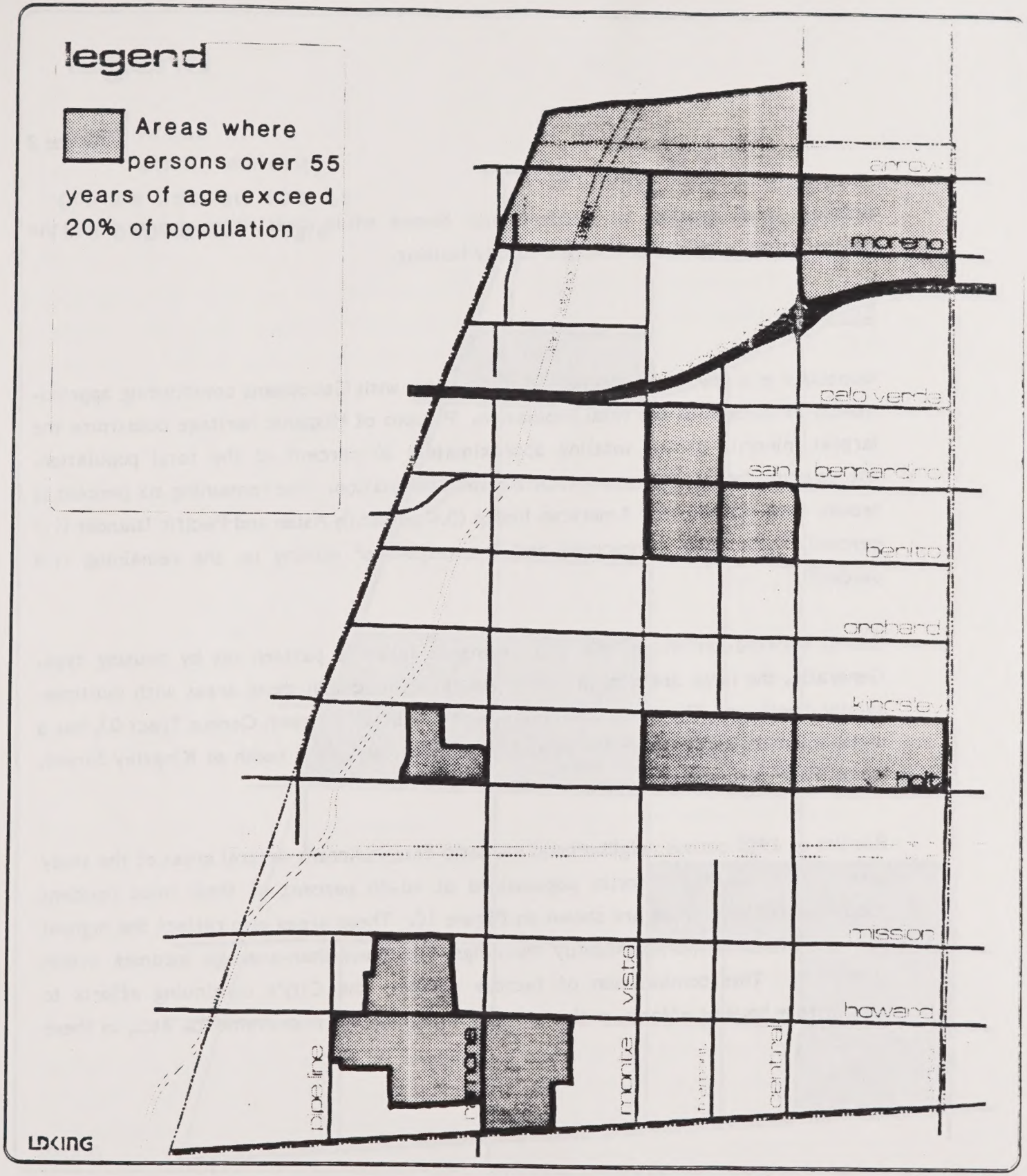
Another apparent contributing factor to the declining household population in Montclair is the increase in construction of multiple-family dwelling units compared to the number of single-family dwellings built. The 1980 census indicated a variation in the population per household dependent on the housing type. Single-family dwellings averaged 3.4 persons per household, multiple-family dwellings averaged 2.68 persons per household, while mobile homes averaged 2.3 persons per household.

Age and Sex

The 1980 census data reveals that in terms of resident age, Montclair is becoming an older community. The median age in 1979 was 26.1 years compared to 23 years in 1970. In comparison, the San Bernardino County average age is 27.8 years. In 1970, persons under 20 years of age constituted 43.5 percent of the total Montclair population. Today, the percentage under 20 years of age is 40.3 percent. Most other age groups over 20 years have shown increases since 1970. Those age groups experiencing the greatest increases are the 25-34 bracket and 60-64. The total senior citizen population, over 55 years of age, has also shown a significant increase, from 11.2 percent of the total population in 1970 to 14.0 percent today. The higher concentrations of senior citizens generally occur around senior citizen housing projects and mobile home parks.

Females make up 50.8 percent of the total Montclair population. The census indicated slightly more elderly females than males, while the opposite seemed to be true for persons less than 20 years of age.

Age distribution would seem to have a significant relation to housing types in the city. Mobile home areas tend to be almost exclusively elderly, multiple-family housing (apartments and condominiums) have mainly the young (less than 25) and the elderly with few middle-aged residents, while single-family areas contain a relatively even balance of age groups. Because of this tendency, the area south of Kingsley Street has a median age nearly two years less than that to the north. Less than one-fifth of this



elderly population concentrations

city of montclair
general plan

figure 9

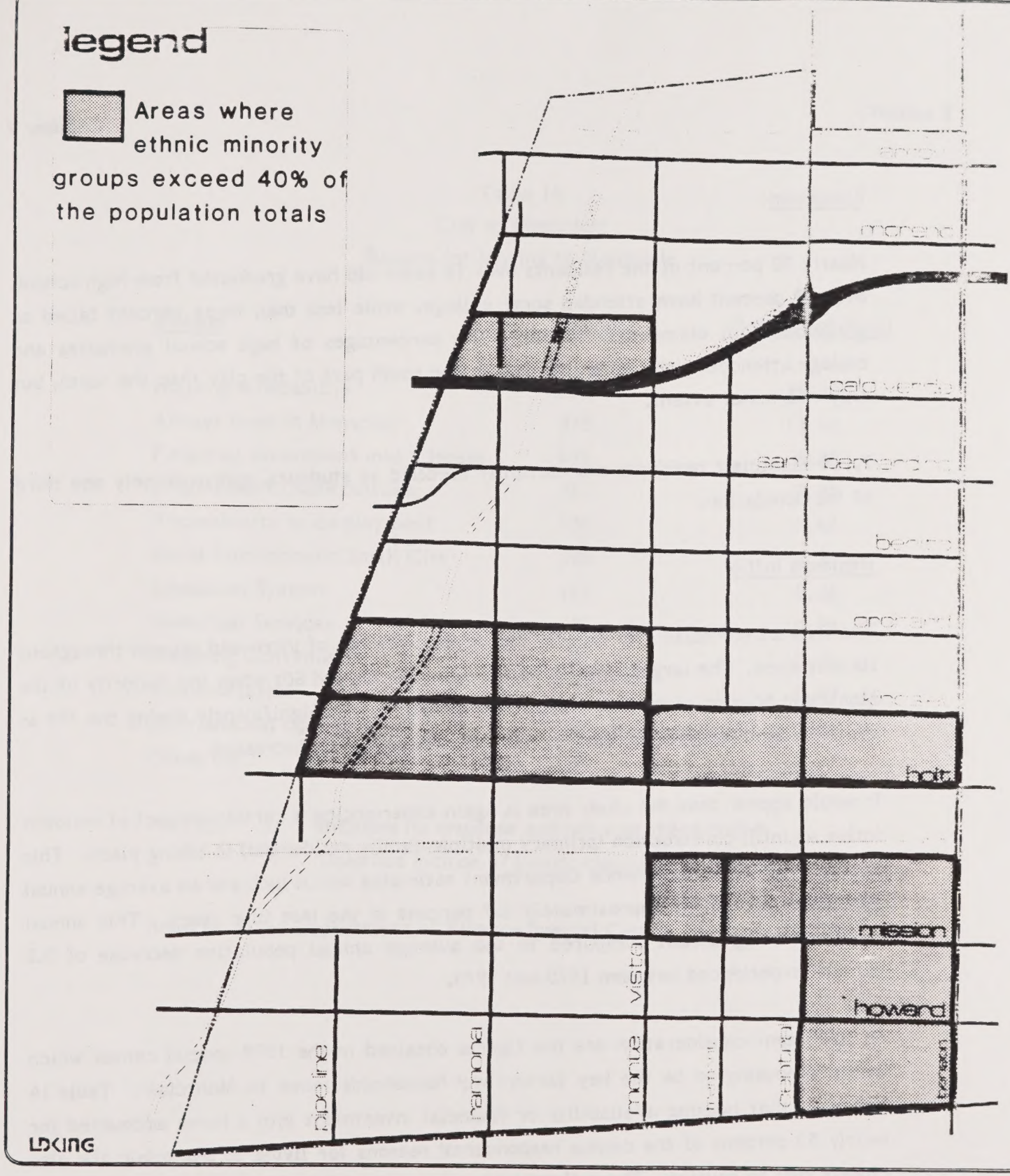
southern area consists of single-family homes while over three-quarters of the northern area is made up of single-family housing.

Ethnicity

Montclair is a predominantly white community, with Caucasians constituting approximately 69 percent of the total population. Persons of Hispanic heritage constitute the largest minority group, totaling approximately 20 percent of the total population. Blacks comprise nearly 7 percent of the total population. The remaining six percent is broken down as follows: American Indian (0.6 percent); Asian and Pacific Islander (1.5 percent); with other ethnicities and "no responses" making up the remaining (1.9 percent).

Ethnic distribution within the city seems to follow a pattern set by housing type. Generally, the large areas of minority populations occur in those areas with multiple-family dwellings. The area of the city south of Kingsley Street, Census Tract 03, has a higher minority percentage (34 percent) than the city areas north of Kingsley Street, Tract 02 (29 percent).

Results of 1980 census neighborhood statistic data indicates several areas of the study area have non-white minority populations of 40-60 percent of their total resident population. These areas are shown on Figure 10. These areas also reflect the highest concentrations of multiple-family dwellings and lower-than-average incomes within Montclair. This combination of factors supports the City's continuing efforts to concentrate housing efforts, such as rehabilitation, public improvements, etc., in these areas.



minority population concentrations

city of montclair
general plan

figure 10

Education

Nearly 70 percent of the residents over 18 years old have graduated from high school, over 29 percent have attended some college, while less than three percent failed to graduate from elementary school. The percentages of high school graduates and college attendees were somewhat less in the south part of the city than the north, but only to a minor extent.

7,114 Montclair residents are currently enrolled as students, approximately one third of the population.

Resident Influx

The City of Montclair has experienced several periods of increased growth throughout its existence. The largest growth occurred in the 50s and 60s when the majority of the Montclair housing stock was built. This growth slowed significantly during the 70s as available land for housing disappeared while housing costs increased.

It would appear that the study area is again experiencing a certain amount of resident influx as infill construction (primary multiple-family residential) is taking place. This is supported by State Finance Department estimates which indicate an average annual population growth of approximately 2.9 percent in the last four years. This annual increase is significant compared to the average annual population decrease of 0.8 percent experienced between 1970 and 1979.

Of important consideration are the figures obtained in the 1979 special census which indicate housing to be the key factor why households move to Montclair. Table 14 indicates that housing availability or financial investment into a home accounted for nearly 53 percent of the census respondents' reasons for living in Montclair are also closely tied to housing. These figures far exceed the 15.2 percent of those households living in Montclair because of employment opportunities or accessibility.

Table 14
City of Montclair
Reason for Moving to Montclair

Reason	Number	Percent of Total
Housing Availability	2597	36.03
Always lived in Montclair	970	13.46
Financial Investment into a House	634	8.80
Employment Opportunities	561	7.78
Accessibility to Employment	539	7.48
Rural Environment/Small City	520	7.22
Education System	163	2.26
Municipal Services	56	0.78
Shopping Convenience	32	0.44
Transportation	31	0.43
Recreational Opportunities	25	0.35
Other (1)	1079	14.97

NOTES: 1. Includes no response and not elsewhere coded
2. Does not include 473 units classified as vacant

Source: State Department of Finance Special Census, September (1979)

While housing is the principal motivator for household establishment in Montclair, it is significant that these households often are relatively transient. The 1980 census reveals that less than 45% of Montclair households lived in the same home five years previous. This is significant since the new housing construction in this same time period was relatively small.

Income

The 1980 census showed a median annual household income for the City of $18,259. This figure compares with the median San Bernardino County 1980 household income of $17,463 and the RSA 28 (West San Bernardino Valley) median of $21,026.

Perhaps more valuable than the median figure of $18,529 is the distribution of incomes as shown on Figure 11. This distribution shows Montclair to be composed primarily of middle income households. Nearly 72 percent of all households made more than $12,500 but less than $30,000 annually.

The actual number and percentages of low income, moderate income, and high income households in Montclair are 3,267 (45.3 percent), 1,753 (24.3 percent) and 2,192 (30.4 percent), respectively (See Table 16). This is based on the median income for a family of four in San Bernardino County--West Valley (RSA 28) as determined by the Federal Department of Housing and Urban Development (HUD). The federal government defines lower income households as those earning less than 80 percent of the areawide median income and moderate income households as those earning between 80 and 120 percent of the areawide median income, both adjusted for household size. Table 15 provides a breakdown of these classifications for incomes in the West Valley region. The income ranges should be adjusted on an annual basis to reflect the increase or decrease in the areawide median income. The 1984 median household income for the West Valley region is $28,112; an increase of 33.7 percent.

figure 11

CITY OF MONTCLAIR
DISTRIBUTION OF TOTAL HOUSEHOLD INCOME-1980

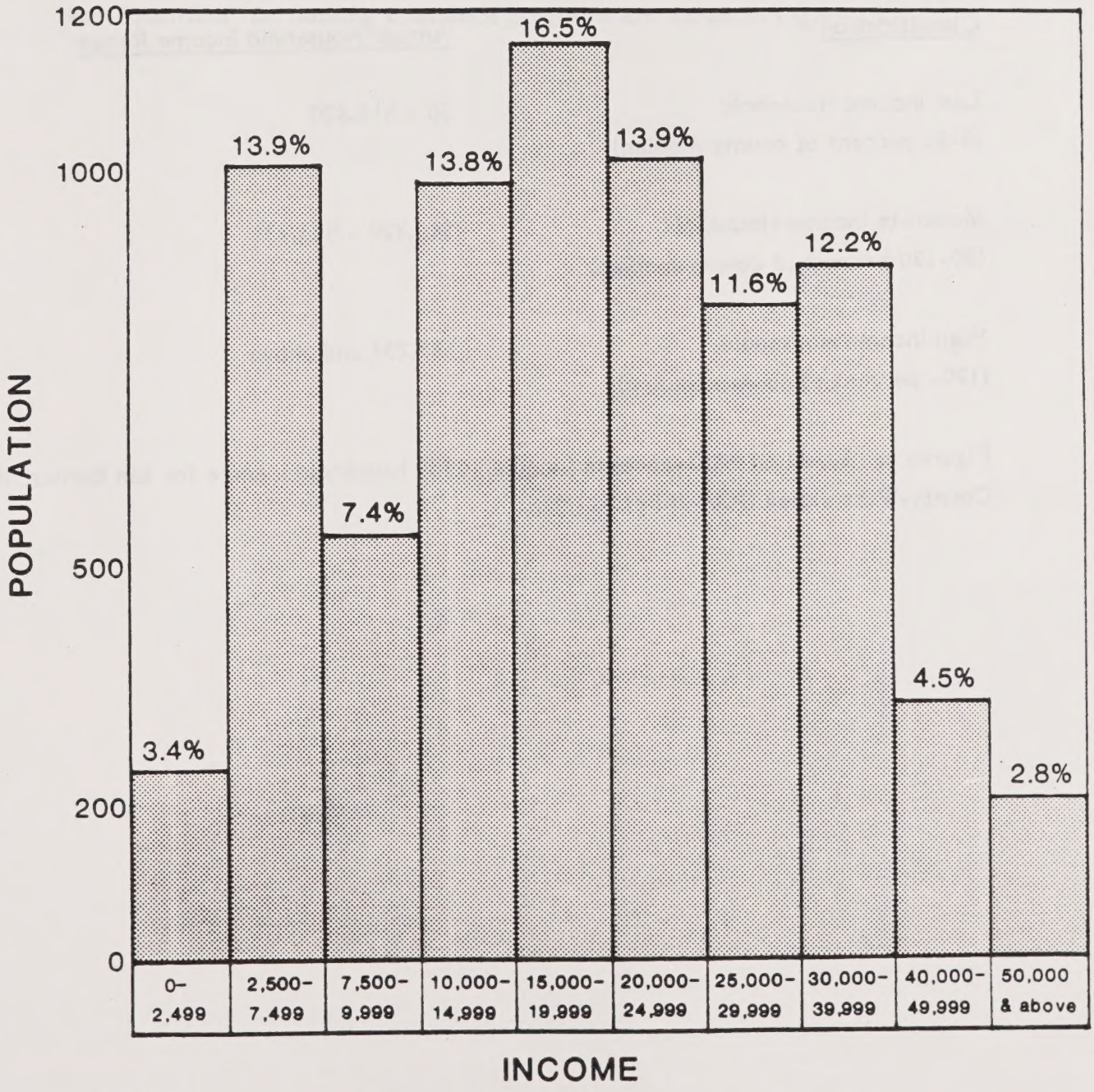
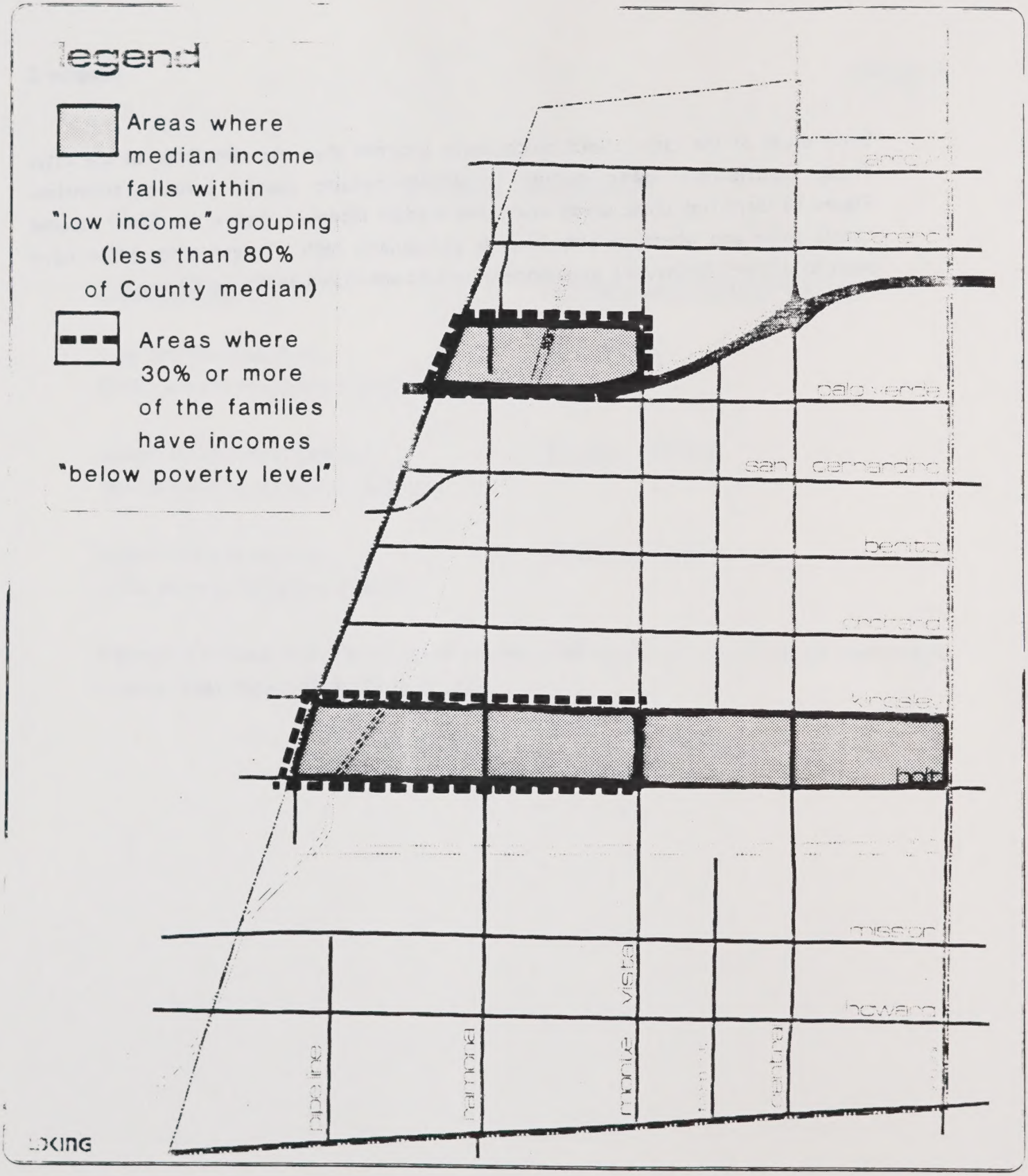


Table 15
1980 Income Classifications

Classification	Annual Household Income Range
Low Income Household (0-80 percent of county median)	$0 - $16,820
Moderate Income Household (80-120 percent of county median)	$16,820 - $25,231
High Income Household (120+ percent of county median)	$25,231 and above

Figures are based on HUD-accepted median 1980 household income for San Bernardino County-West Valley (RSA 28) of $21,026.

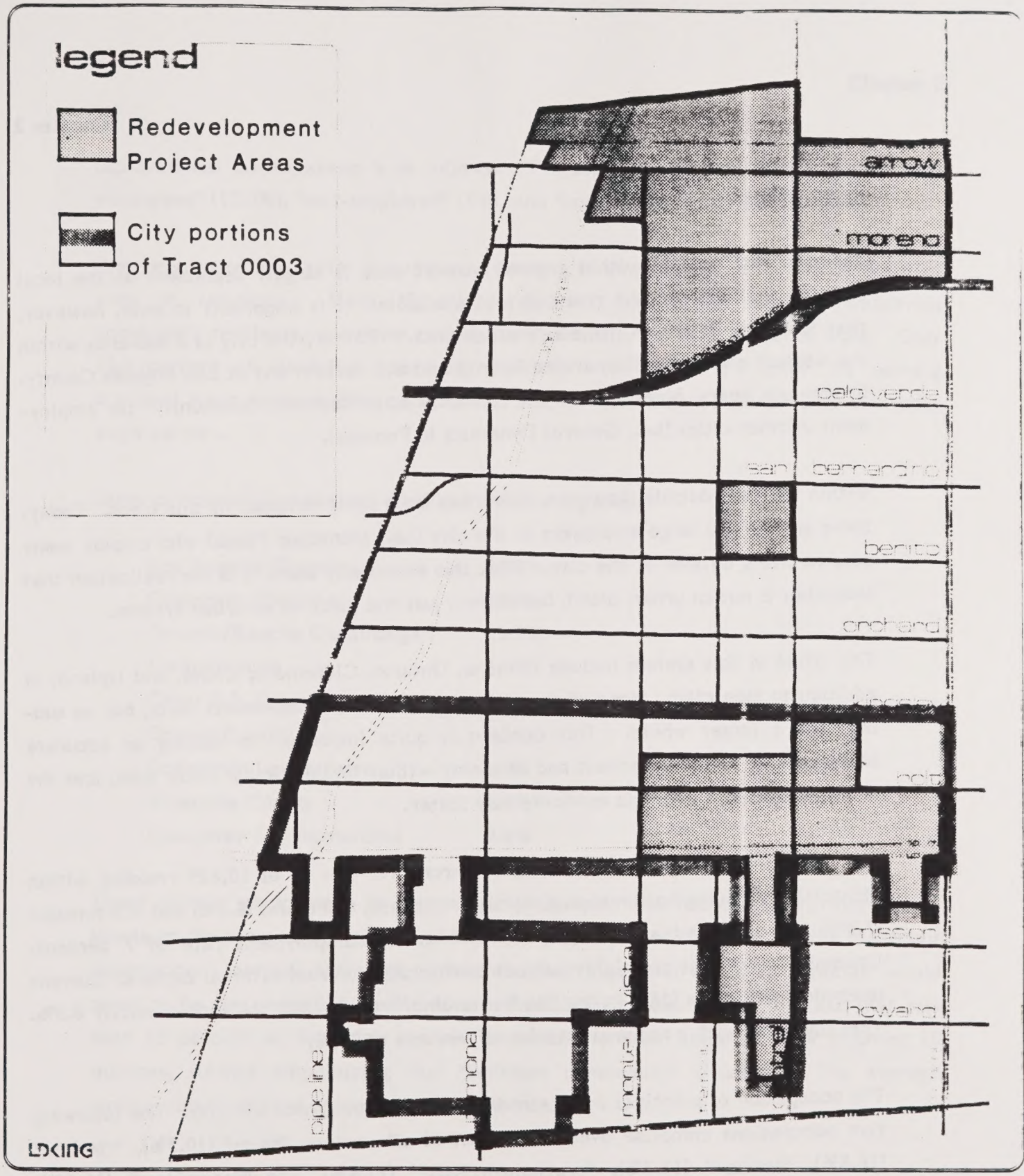
Some areas of the city reflect much lower incomes than the remainder of the city. These significantly lower income households require special housing attention. Figure 12 identifies those areas where the median income is below the "low" income cutoff point and where poverty level is particularly high. Target areas which have been "qualified" for housing assistance programs are shown on Figure 13.



low income concentrations

city of montclair
general plan

figure12



qualified areas for housing assistance

city of montclair
general plan

figure 13

Employment

The need for housing within a given market area is largely dependent on the local economy and number and types of jobs available. It is important to note, however, that Montclair is not in itself a "market area." Rather, the city is a sub-area within the western end of San Bernardino County and the eastern end of Los Angeles County. In previous years, Montclair served primarily as a "bedroom community" for employment in other cities (i.e., General Dynamics in Pomona).

Within the past decade, however, there has been some reversal of this trend. Today, there are several large employers in the city (i.e., Montclair Plaza) who employ many persons living outside of the city. What this essentially leads to is the realization that Montclair is not an urban island, but rather, just one piece of an urban system.

The cities in this system include Pomona, Ontario, Claremont, Chino, and Upland, in addition to Montclair. None of these cities function as independent units, but as sub-units of a larger whole. This concept is quite important in making an accurate assessment of the employment and economy within the Montclair study area, and the need for housing which this economy may foster.

The 1980 census indicates a total labor force over age 16 of 10,829 residing within Montclair, including both men and women. Of these, 430 males (6.8%) and 523 females (7.2%) are classified as unemployed; an overall unemployment rate of 7 percent. Unemployment rates are highly subject to fluctuations from external factors. Current unemployment rates (584) in the San Bernardino/Ontario area are approximately 8.3%. This compares with a national rate for all workers of 7.8%.

The occupation of principal wage earners is varied throughout the city. The following five occupations comprise over 70 percent of all earners; "sales" (10.5%), "clerical" (16.8%), "service" (14.7%), "craftsmen/repair" (17.4%), and "assemblers" (11.9%).

Occupational class makeup is as follows: "Private wage earner" (82%), "government employees" (12.5%), "self-employed" (5%), and "unpaid family workers" (0.5%).

One very important factor in comparing housing to employment is the actual place of work of residents. Many Montclair residents, like other Southern California community residents, commute out of the community to their place of work. Only 10.4 percent of Montclair heads of household work within the city. Of working principal wage earners, this translates to slightly less than 15 percent of Montclair wage earners.

Other principal wage earners work in the following areas:

Los Angeles County	26.2%
Claremont/Pomona	20.4%
Ontario/Rancho Cucamonga	13.5%
Upland/Chino	8.9%
Other/S.B. County	7.3%
Orange County	4.7%
Downtown Los Angeles	2.0%
Riverside County	1.6%
Downtown San Bernardino	0.4%

These figures would seem to negate the philosophy that households will necessarily locate in the same community as which they are employed, at least for the Montclair experience. Instead, the wage earner who both lives and works in Montclair would seem to be the exception to the norm. Additional census figures indicate that less than 15 percent of Montclair workers commute to their place of work in under 10 minutes, further emphasizing this "bedroom community" situation. The average worker commute time is approximately 22 minutes.

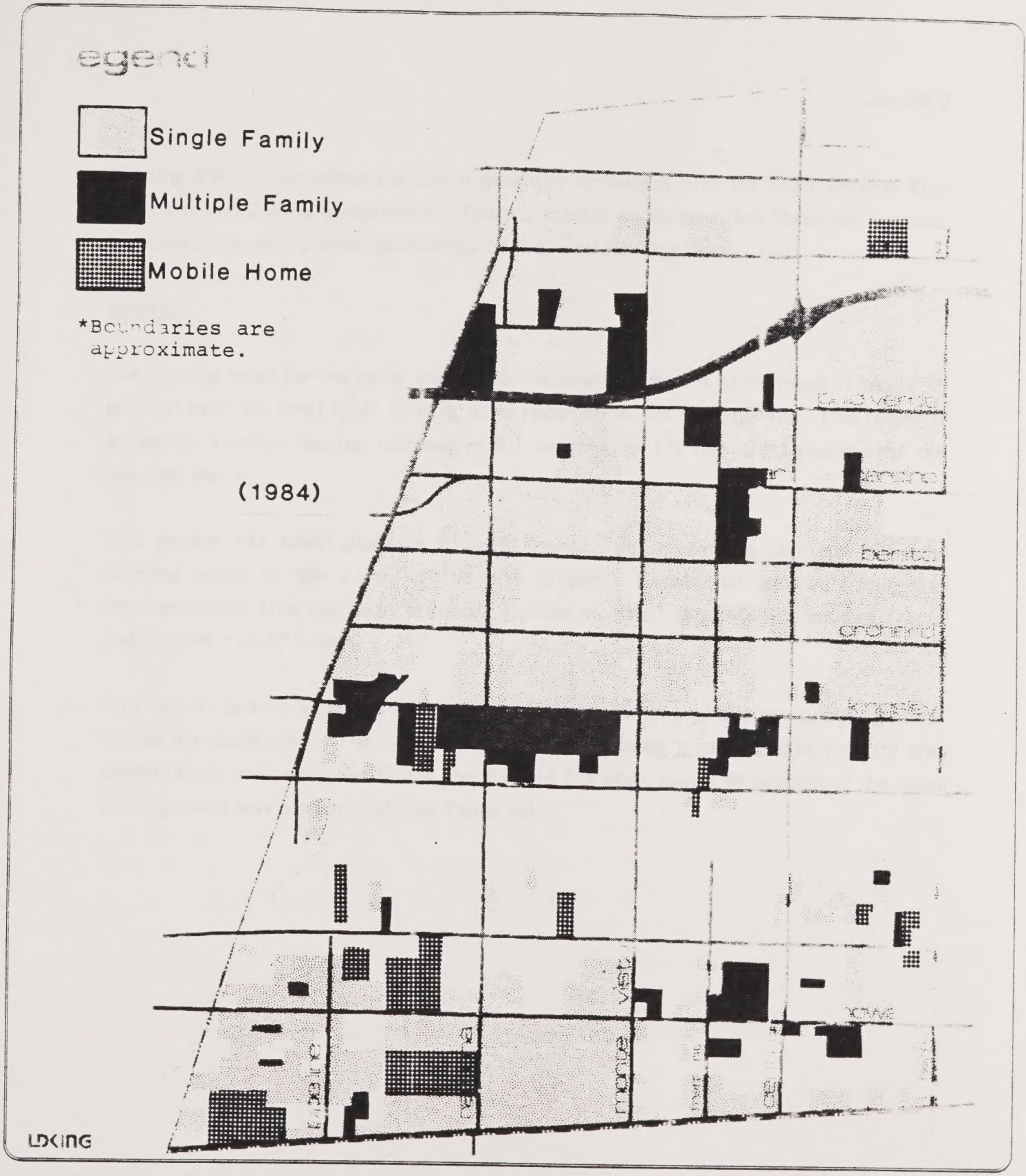
HOUSING CHARACTERISTICS

Housing Types

The 1980 census indicated a total of 7,854 housing units within the city, and 2,192 units within the unincorporated sphere of influence, a total of 10,046 housing units within the study area. This total is approximately 2.7 percent of the total 370,155 San Bernardino County Housing units.

Of the total city housing stock, 5,112 (65 percent) are single-family, 2,209 (28 percent) are multiple-family, including duplexes and apartments, with the remaining 533 (6.8 percent) being mobile homes. Exact housing type totals are not available for the unincorporated area. Field analysis, however, indicates that 75-80 percent of all unincorporated area housing is single-family, with only small pockets of multiple-family or mobile homes.

The distribution of housing types throughout the city is shown on Figure 14. As is evident, housing types tend to be concentrated, with very little mixing. Generally, multiple-family dwelling concentrations are found between Kingsley Street and Holt Boulevard, as well as north of the San Bernardino Freeway and west of Monte Vista Avenue. Mobile homes are typically located in large "parks" which tend to form a concentration individually due to their very size. These mobile home parks often abut commercial or industrial land uses as compared with other housing types which generally do not. Single-family housing is the dominant land use in the city, primarily located between the San Bernardino Freeway and Kingsley Street, north of the freeway and west of the San Antonio Flood Channel, and south of Mission Boulevard (See Table 17).



residential land use by type

city of montclair
general plan

figure 14

Housing distribution within the city is generally consistent with the city's General Plan Land Use and Zoning designations. There are some exceptions, but these are isolated, and constitute only a small percentage of the total housing stock.

Growth

The housing total for the study area of 10,046 dwelling units is an increase of nearly 21 percent over the total 8,321 housing units reported in the 1970 census. This result is an annual average housing increase of 2.1 percent, or 172 new units yearly over the past ten years.

This growth has taken place in an infill manner throughout the city and in newly annexed areas to the south of the city proper. Residential growth within the unincorporated area has been primarily limited to small single-family housing tracts and custom "ranch" homes.

This recent growth accounts for approximately 12 percent of the total housing stock within the study area. The major portion of the housing growth within the city and overall study area occurred during the 50s and 60s when nearly 84 percent of the total housing stock was constructed (See Table 16).

Table 16
Residential Housing Growth
(City Only)

	Dwelling Units	Percent
1975 - 1980	757	9.7
1970 - 1974	444	7.3
1960 - 1969	2840	36.2
1950 - 1959	3277	41.7
1940 - 1949	267	3.4
1939 and earlier	136	1.7
	7854	100.0

Building permit activity and state estimates indicate approximately 8,366 dwelling units within the city in 1983, reflecting a continuance of the 2.1%, 170± annual dwelling unit growth previously referenced.

In order to better comprehend residency tenure and the reasons for longer or shorter residency, a computer cross tabulation was run during the 1979 census comparing residency tenure with the amount of owner/renter housing payments. The resulting data indicated that owner-occupied dwelling households have a far greater tendency towards long-term residency than do renter households. The median length of residency for owner-occupied households falls in the category of eight to fifteen years, while the rental household residency median falls between 18-24 months.

Housing Costs

The cost of housing, in relation to household income, is ultimately the greatest factor as to the state of housing in a community or region. No matter how great the housing

supply, it will be inadequate if the cost exceeds the amount households can realistically afford to pay.

The 1979 census indicated that housing was the principal reason why existing households had moved to Montclair. Nearly 53 percent of the census respondents indicated either "housing availability" or "financial investment into a house" as their reason for living in Montclair. This close relationship with housing in the past was no doubt tied to the relatively low home prices experienced in Montclair during the 50s and 60s.

Within the past decade housing costs have risen dramatically throughout the country and particularly in the Southern California region. Montclair has not been immune from these increases and therefore has also experienced dramatic changes in the ability of households to find affordable housing.

Housing costs must be broken down into two basic categories, those for owner-occupied dwellings and those for rental units. Table 17 indicates 1980 owner and renter values and payments. The figures indicate a median house value of $63,800 and a median contract rent of $266.

Table 17
Owner or Rent Payments

RENT	NUMBER	PERCENT
Less than $100	18	0.7
$100 - $199	344	13.3
$200 - $299	1471	57.00
$300 - $399	473	18.3
$400 - $499	176	6.8
$500 or more	61	2.4

OWN	NUMBER	PERCENT
Less than $35,000	206	5.4
$35,000 - $49,999	472	12.2
$50,000 - $79,999	2719	70.6
$80,000 - $99,999	325	8.4
$100,000 - $149,000	112	2.9
$150,000 or more	16	0.4

Tables 19 and 20 provide a summary of "For Sale" housing costs in Montclair and surrounding communities. Table 21 provides a summary of average costs for 1984. The average home prices shown range between $64,400 for a two-bedroom unit and up to $79,000 for an average four-bedroom home. These are significant in that the relatively low prices result in a majority of this housing falling into the "affordable" range (typically defined as 2.5 - 3.0 times a household's annual income) for most of the city's moderate income households. (See income data from Population Characteristics.) This housing becomes even more "affordable" for households moving to Montclair from other more populated areas of Southern California such as Los Angeles or Orange Counties where both incomes and housing costs are higher.

Following is a breakdown of the average costs for basic owner and rental housing, multiplied by affordability criteria, to show the minimum incomes required:

Table 18

Incomes Required to Qualify for Average Montclair Housing

Average Two-Bedroom Unit Price	Affordability Factor	Minimum Income Required
Ownership:		
$64,400	2.5 times annual income	$25,760
$64,400	3.0 times annual income	$21,467
Rental:		
$290/mo.	25% of income	$13,920
$290/mo.	30% of income	$11,600

These figures indicate that much of the existing Montclair housing stock is "affordable" to nearly 80% of the existing population. This assumption, however, may be somewhat misleading since other factors besides cost affect a household's ability to locate housing. These factors include interest rates on mortgages, availability of the housing (vacancy rate), ability to qualify for lender's credit requirements, etc. These and other factors are examined within the City's Housing Element "Constraints" section.

Table 19

"For Sale" Housing Costs Compared with Adjacent Communities

HOUSING UNIT CATEGORY	MONTCLAIR	POMONA	CLAREMONT
2 Bedroom Single Family	$70,330	$62,546	$122,200
3 Bedroom Single Family	$79,601	$77,536	$121,808
4 Bedroom Single Family	$86,776	$93,663	$161,250
5 Bedroom Single Family	N/A	N/A	$202,280
2 Bedroom Condominium	$79,739	$60,850	$91,075
3 Bedroom Condominium	$85,900	$75,500	$115,000
4 Bedroom Condominium	$87,900	N/A	$129,950
Single Wide Mobile Home Coach	$31,031	N/A	N/A
Double Wide Mobile Home Coach	$42,587	$18,950	N/A

Source: Montclair Department of Community Development from local real estate broker and Ontario/Upland Board of Realtors' Statistical Data for 3/81-9/81.

Table 20

Median Housing Costs 1979-81
(Montclair/Ontario/Cucamonga Market Area)

SURVEY SOURCE	DATE	NEW	EXISTING RESALE	COMBINED AVERAGE (1)
First American Title Insurance Company Residential Sales Survey	Mar. '79	$68,700	N/A	---
California Land Title Company Residential Housing Summary	Sept. '79	$73,700	N/A	---
"	Dec. '79	$69,700	N/A	---
"	Mar. '80	$82,400	N/A	---
"	July '80	$80,800	N/A	---
"	Sept. '80	$87,600	N/A	---
"	Dec. '80	$88,800	N/A	---
California Market Data Cooperative Inc. (Montclair only) (1)	Dec. '80	$72,585	$65,733	$67,578
California Land Title Company Residential Housing Summary	Mar. '81	$86,667	N/A	---
California Market Data Cooperative Inc. (Montclair only)	May '81	$87,938	$71,350	$77,382
California Land Title Company Residential Housing Summary	July '81	$81,410	N/A	---
Ontario/Upland Board of Realtors (Montclair only)	Oct. '81			
A. Single Family	"	---	---	$80,480
B. Condominiums	"	---	---	$82,762
C. Mobile Home Coaches	"	---	---	$37,634

Notes: (1) An average (where applicable) of all housing, new and resale. Average is not weighted to compensate for a majority of one type of housing, but is instead an average of all sales.

(2) All of the listed surveys include both single- and multiple-family housing sales as well as covering a wide range of house sizes.

Table 21

Average Montclair Housing Costs - 1984

Housing Type	Cost or Payment
Single Family Detached	
-- 2 bedroom	$64,400
-- 3 bedroom	$77,600
-- 4 bedroom	$79,000
Condos and Townhomes	
-- 2 bedroom	$70,700
-- 3 bedroom	$89,700
Rental Apartments	
-- 2 bedroom	$290/month

Source: West San Bernardino Co. Board of Realtors (3/84)

In terms of the future, it appears that "for sale" housing costs may be leveling off somewhat due to a very tight money market. This leveling process gradually eases into higher costs as financing becomes available. Rental rates can also be expected to rise gradually, particularly due to an increasing demand as more households are unable to purchase their own home. The scarcity of new apartment construction will also no doubt add to eventual rental increases.

Age and Condition

Over half of the housing units in the study area are less than 25 years old. However, a large percentage of Montclair's housing is rapidly growing old all at once. This apparent rapid age turnover is actually the result of the majority of the city's housing stock being built in the same time period. The implications of this are that without adequate maintenance, the city might be faced with a need for large-scale rehabilitation in the coming years. Table 22 below, indicates the relative age of the city's housing stock.

Table 22
Age of Housing Units

Age	Number	% of Total
0-5 years old	825	9.9
5-10 years old	444	5.3
10-25 years old	3417	40.8
25-35 years old	3277	39.2
Over 35 years old	403	4.8
	8366	100.0

One way of estimating the condition of the city's housing stock is through the use of the "Regional Housing Allocation Model," prepared by SCAG. The 1983 SCAG model indicated there are no housing units in Montclair needing replacement and only 31 units in need of rehabilitation. This second figure may be somewhat misleading, however, in that it refers to rehabilitation absolutely necessary in order to make the unit suitable for occupancy. Many more units are in need of rehabilitation, repair, or maintenance in order to achieve a reasonable standard of living for the household and the community as a whole.

The City's Housing Division maintains a regular accounting of the community's housing stock to determine where to focus housing improvement efforts. The principle gauge of housing conditions is the amount of violations observed and notices issued by the Code Enforcement Officers. A typical 12-month period between 1983-84 indicates 183 examples of chargeable housing "maintenance" violations and 24 chargeable "physical" housing deficiencies. Figure 15 identifies those areas of the city pinpointed by the Housing Division as concentrations of "physical" or "maintenance" deficiencies. It should be noted that not all units in any identified area are in need of repair or maintenance. Also, nearly every neighborhood will have some property(ies) in need of repair or better maintenance.

Typical "physical" housing deficiencies include broken windows, broken walls, leaking roofs, substandard plumbing, heating, and electrical systems, missing rails or other safety features, and other architectural related problems. "Physical" deficiencies may also include problems which result from poor initial design such as inadequate or lacking, covered, or enclosed automobile parking.

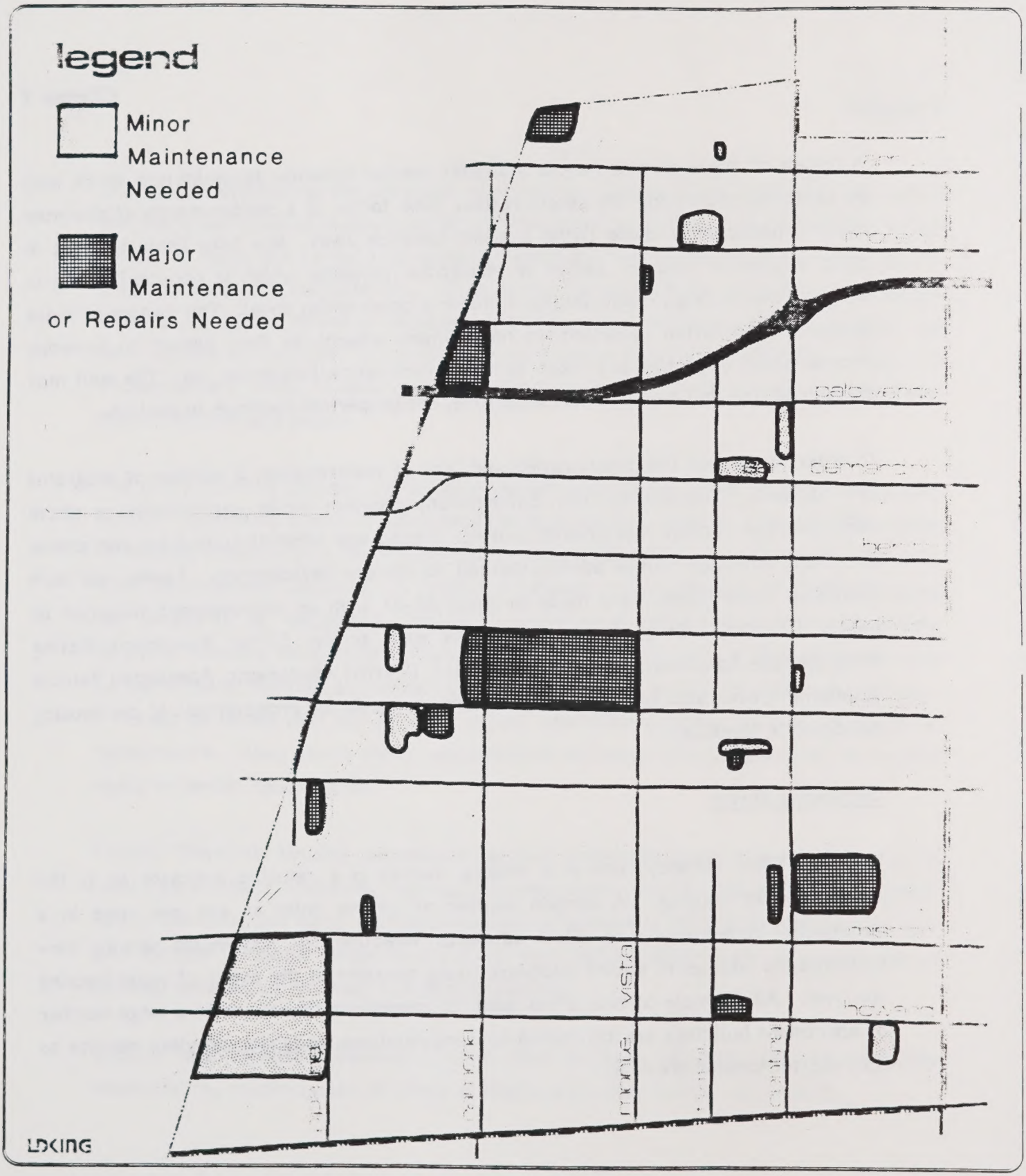
Typical "maintenance" problems include lack of paint, graffiti, lack of landscape maintenance, accumulation of weeds or debris, and other neglect of property.

A review of these targeted areas indicates several common denominators which may be principle causes for the deterioration. One factor is a predominance of absentee owners, particularly those living a great distance away, who take little interest in their property. Another factor is residential property which is non-conforming in terms of zoning (e.g., single-family homes in a commercial zone). The owners of these properties are often reluctant to make improvements as they expect to someday recycle their properties to a more lucrative commercial/industrial use. The wait may be decades in some cases. In the meantime, the properties continue to decline.

In order to combat the deterioration and lack of maintenance, a number of programs are utilized. The City's Code Enforcement program works aggressively to abate violations and correct substandard housing. Repair and rehabilitation loans and grants are made (through county administration) to correct deficiencies. Twenty-six such individual loans/grants were made in fiscal 83-84 with an improvement valuation of nearly $25,000. Other housing programs such as the 5-Star Apartment Rating Program, the Apartment Owners' Association, Graffiti Abatement, Abandoned Vehicle Abatement, etc., also contribute significantly towards the improvement of the housing condition in Montclair.

Occupancy Status

Vacancy. The vacancy rate in a housing market is a valuable indicator as to the availability of housing. A certain number of vacant units at any one time in a community is necessary to allow adequate selection for households seeking new residents, as well as to ensure adequate living quarters in the event of rapid housing turnover. An example of this is the need for immediate housing when a large number of apartment buildings are converted to condominiums, requiring previous renters to seek shelter somewhere else.



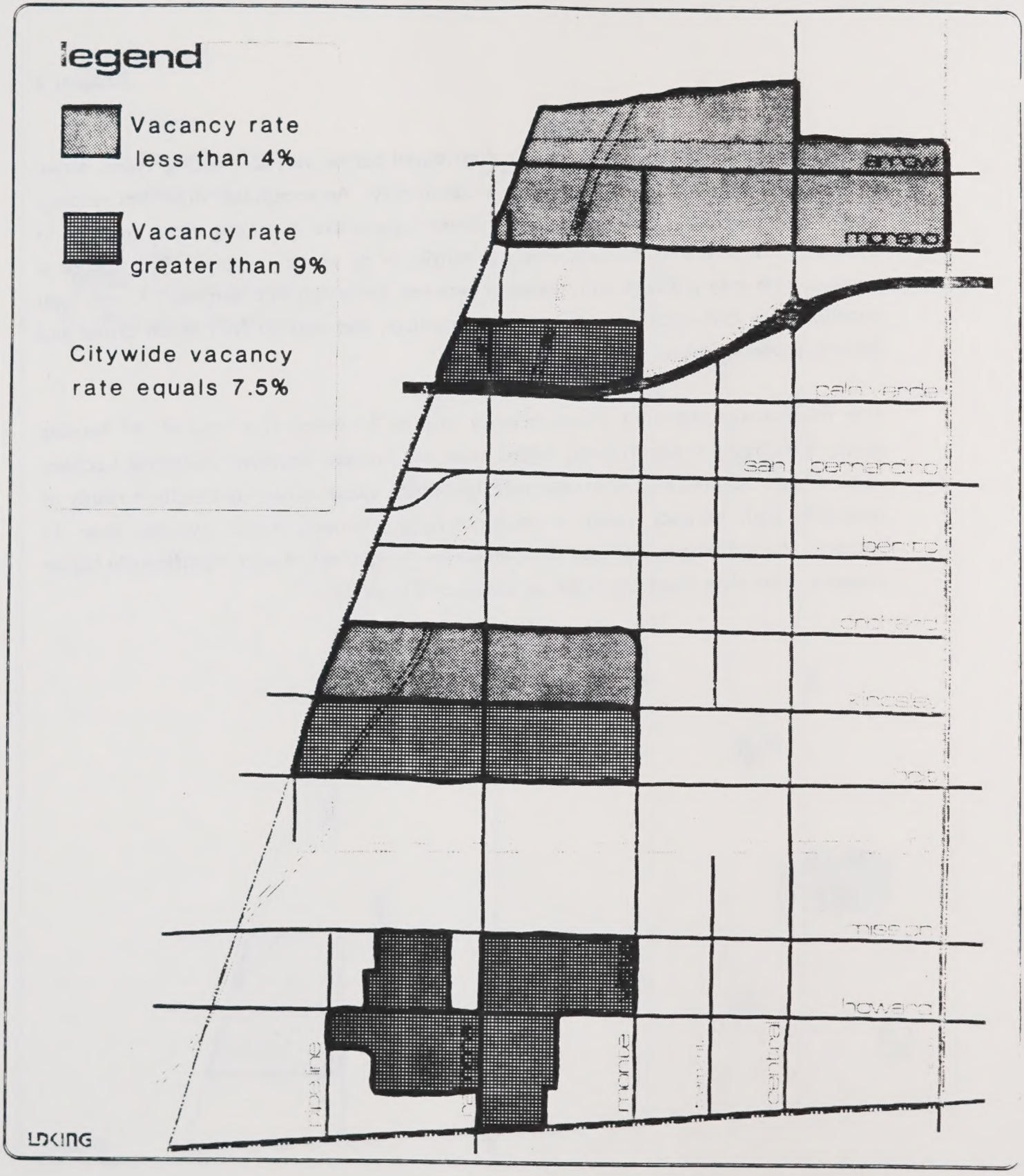
housing condition survey-1984

city of montclair
general plan

figure 15

Ideally, vacant units should be evenly distributed across various housing types, sizes, price ranges, and locations throughout a community. An acceptable minimum vacancy rate of five percent is commonly used; lower figures are becoming more common in Southern California as housing demand continues to exceed supply. Too high of a vacancy rate may indicate an imbalance between the supply and demand. A very high vacancy rate can also be a sign of undesirability, and may in fact breed crime and general property neglect.

The 1980 census indicated a city vacancy rate of 7.5 percent, a total of 587 housing units. This figure is significantly higher than the average Southern California vacancy rate. Table 23 indicates that this relatively high vacancy rate is chiefly a result of unusually high vacancy rates in multiple-family housing which average over 14 percent. Neighborhood statistic data indicates some areas to have significantly higher vacancy rates than those citywide, as shown on Figure 16.



housing vacancy rates

city of montclair
general plan

figure 16

Table 23
Household Population
Housing Unit Summary

	Total Housing Units	Owner Occupied	Rentals	Vacant	Percent Vacant
1, detached	4,895 62.2%	4,067 87.5%	651 24.8%	177 30.2%	3.6%
1, attached	217 2.8%	51 1.1%	108 4.1%	58 9.9%	26.7%
2 units	164 2.1%	11 0.2%	148 5.7%	5 0.8%	3.0%
3 and 4 units	831 10.6%	21 0.4%	614 23.5%	196 33.4%	23.6%
5 or more units	1,214 15.5%	100 2.2%	996 38.1%	118 20.1%	9.7%
Mobile home	533 6.8%	401 8.6%	99 3.8%	33 5.6%	6.2%
Total	7,854 100%	4,651 100%	2,616 100%	587 100%	7.5%

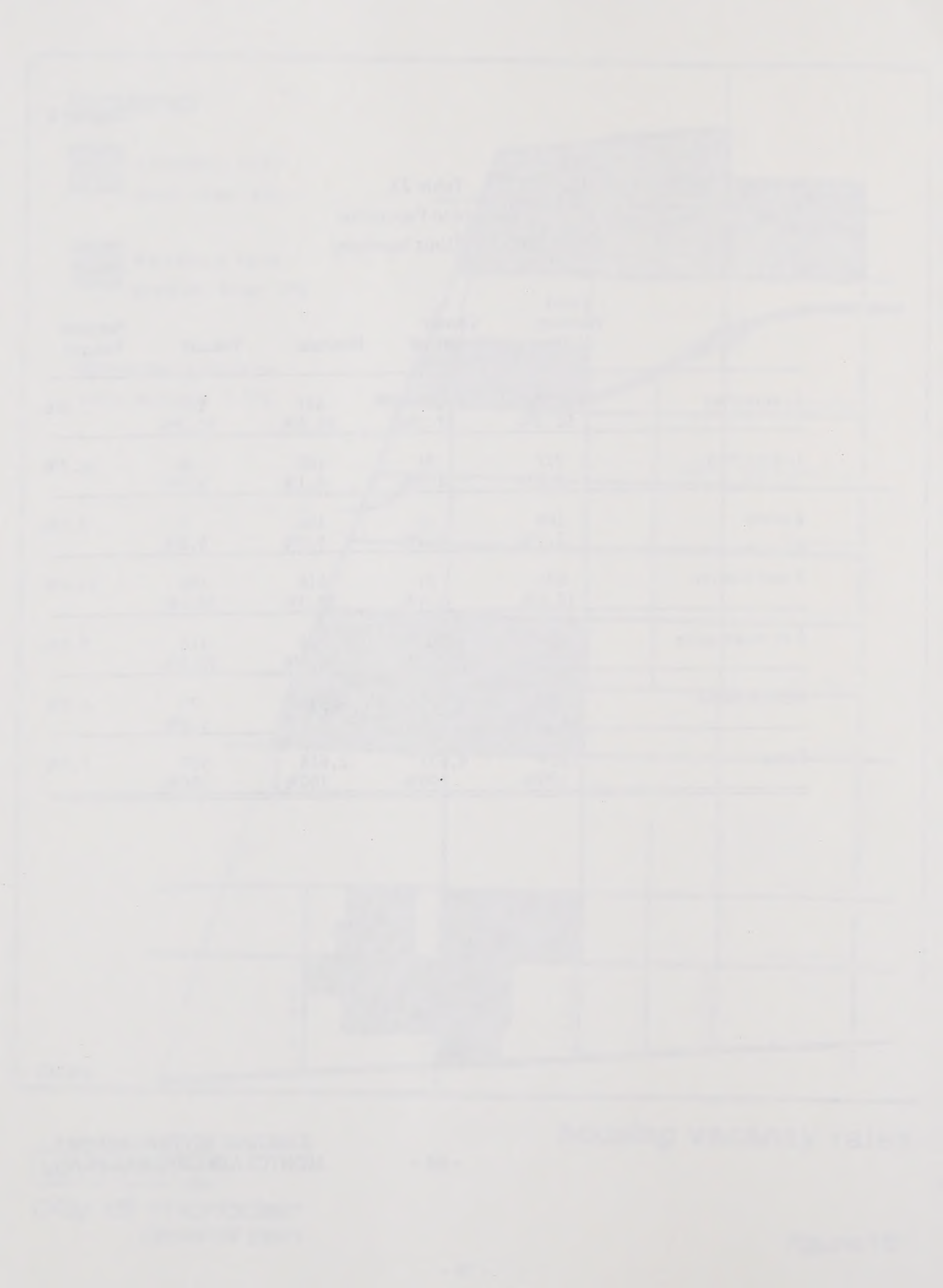
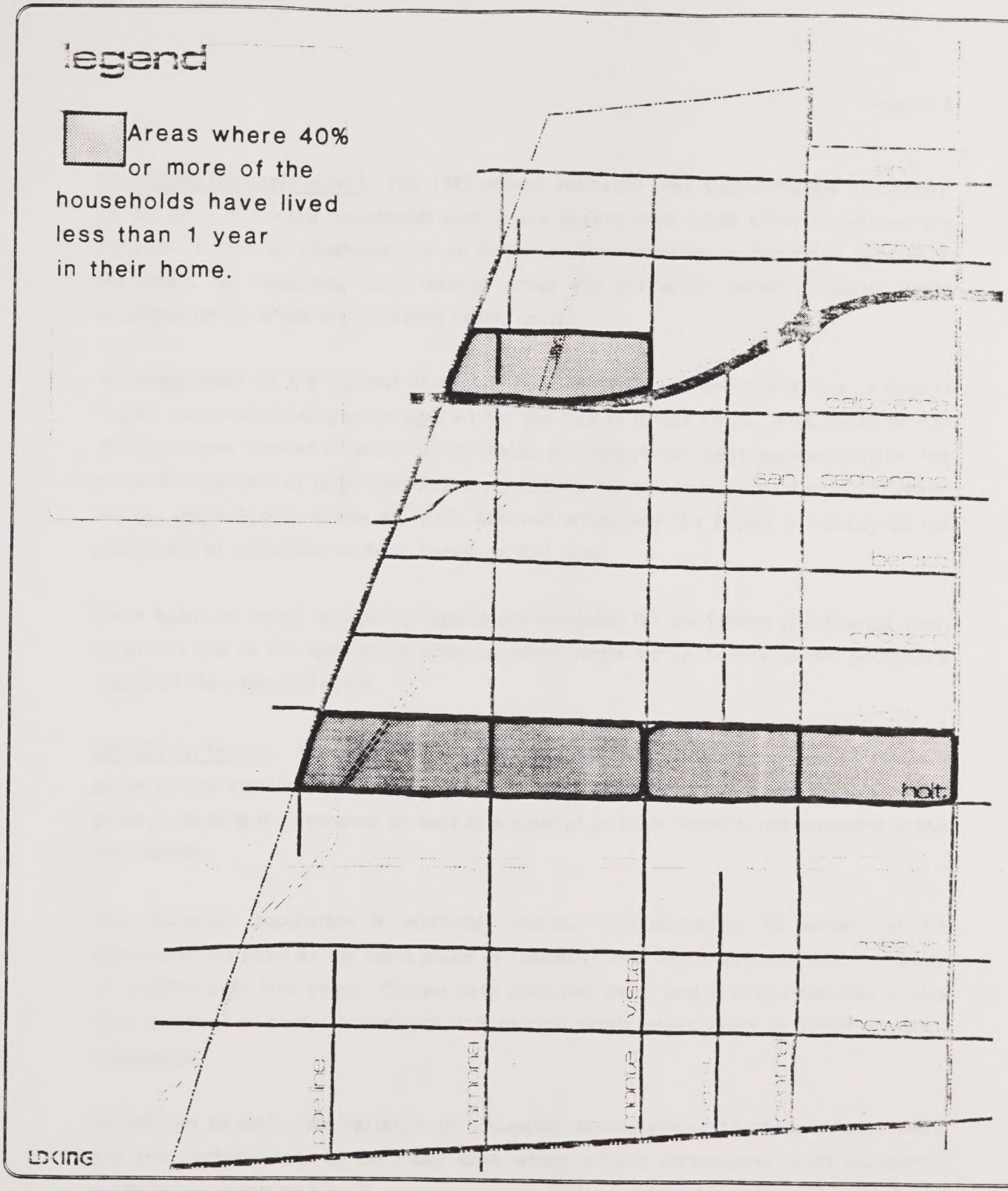


Table 23 (Continued)
Housing Population
Housing Unit Summary

	Households	Household Population	Population Per Household	Group Quarters
1, detached	4,718 65.6%	16,012 71.2%	3.4	
1, attached	159 2.2%	434 1.9%	2.7	
2 units	159 2.2%	539 2.4%	3.4	
3 and 4 units	635 8.8%	1,726 7.7%	2.7	
5 or more units	1,096 15.2%	2,798 12.4%	2.5	
Mobile home	434 6.0%	983 4.4%	2.3	
Total	7,201 100%	22,492 100%	3.1	221

Table 24
Year Household Moved to
Present Residence

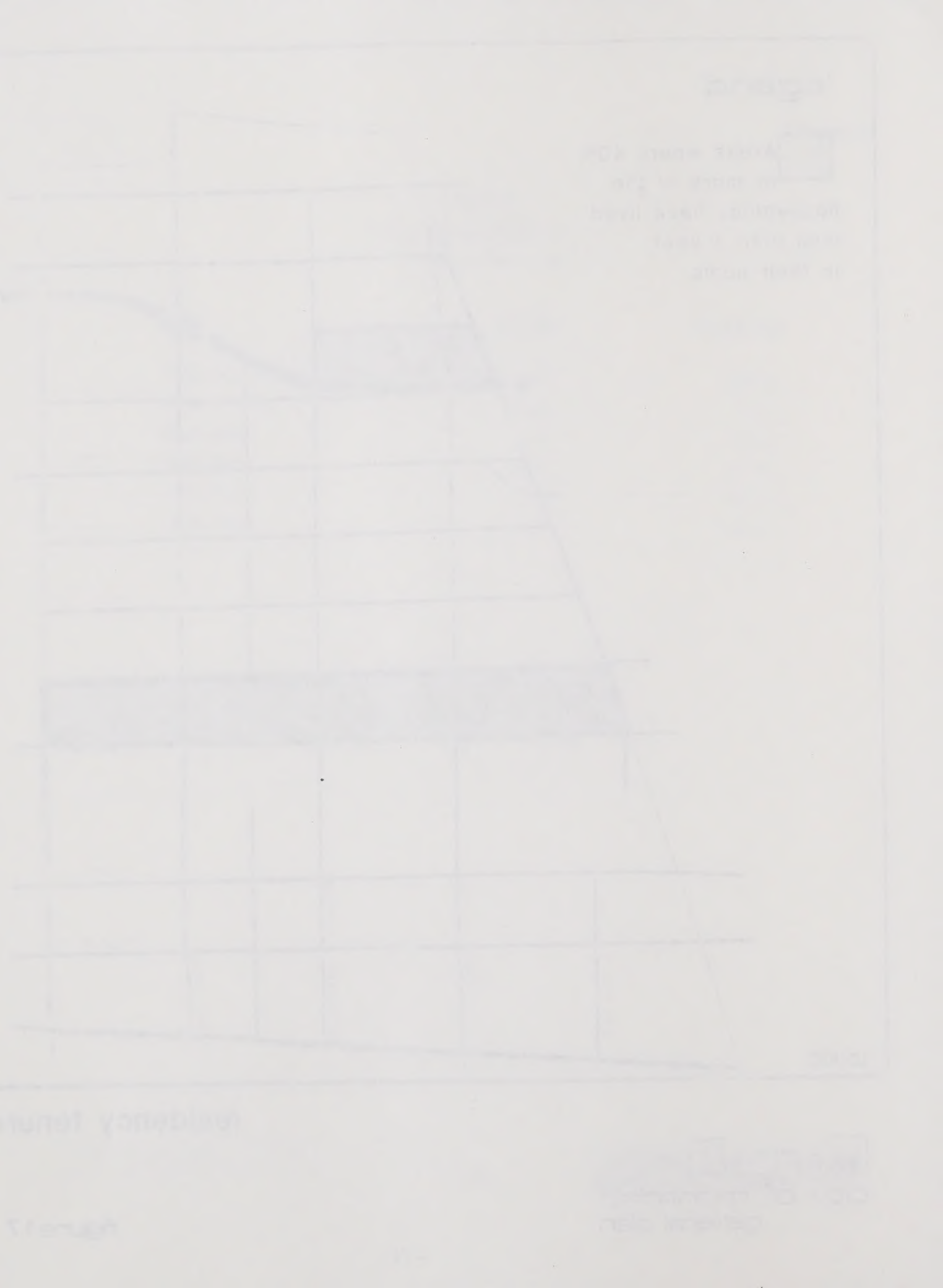
Year	Number	% of Total
Total Households	7267	100.00
Prior to 1959	644	8.8
1960-1969	1309	18.0
1970-1974	1084	14.9
1975-1978	2136	29.5
1979-1980	2094	28.8



residency tenure

city of montclair
general plan

figure 17



Occupants (Owner/Renter). The 1980 census indicated that approximately 59 percent of the total Montclair households own or are buying their home while 41 percent are renters. Figure 20 illustrates owner or renter predominance in the city's sub-areas. As might be imagined, single-family areas are primarily owner occupied, while multiple-family areas are primarily rental units.

An assignment of the current Montclair housing dynamics would lead one to expect higher owner-occupied percentages within the city in future years. This would be due to the current market situation which makes building rental units cost-prohibitive, the rapid development of large condominium projects, the continuing construction of ranch styles, single-family homes in newly annexed areas, and the future possibility of the placement of individual modular homes on R-1 lots.

Once again, no exact occupancy figures are available for the Sphere of Influence area. However, due to the apparent predominance of single-family homes, owner occupancy would be the expected norm.

Residency Tenure. Residency tenure or the length of residency at one address, is a guide to the stability of a community. A stable community tends to exhibit better pride in housing maintenance as well as a general attitude towards improvement in the community.

The Montclair population is relatively stable. Approximately 32 percent of the population has lived at the same place of residence over ten years, and approximately 46 percent over five years. Census data indicates mean length of occupancies of less than one year in rental households and approximately eight years in owner-occupied households.

In addition to such wide variation in occupancy tenure amongst owners/renters, there are also certain areas of the study area which exhibit particularly short occupancy patterns, as shown on Fig. 21.

Overcrowding

Overcrowding in residential units is a factor often related to substandard housing and which frequently has a deteriorating effect on a surrounding neighborhood. Overcrowded units are defined by HCD guidelines as those with 1.01 or more persons per room (excluding bathrooms, porches, halls, balconies, foyers, and half rooms).

In 1980, according to the U.S. Census, the study area had 492 overcrowded units; approximately 6.8 percent of the total occupied units. Table 25 below indicates the number of overcrowded households in owner and rental housing sectors.

Table 25

Overcrowded Households

(1.01+ Persons Per Room)

PERSONS PER ROOM		
Owner Occupied		
1.00 or less	4,446	95.6%
1.01 - 1.50	162	3.5%
1.51 or more	43	0.9%
Total	4,651	100%
Renter Occupied		
1.00 or less	2,329	89.1%
1.01 - 1.50	197	7.5%
1.51 or more	90	3.4%
Total	2,616	100%

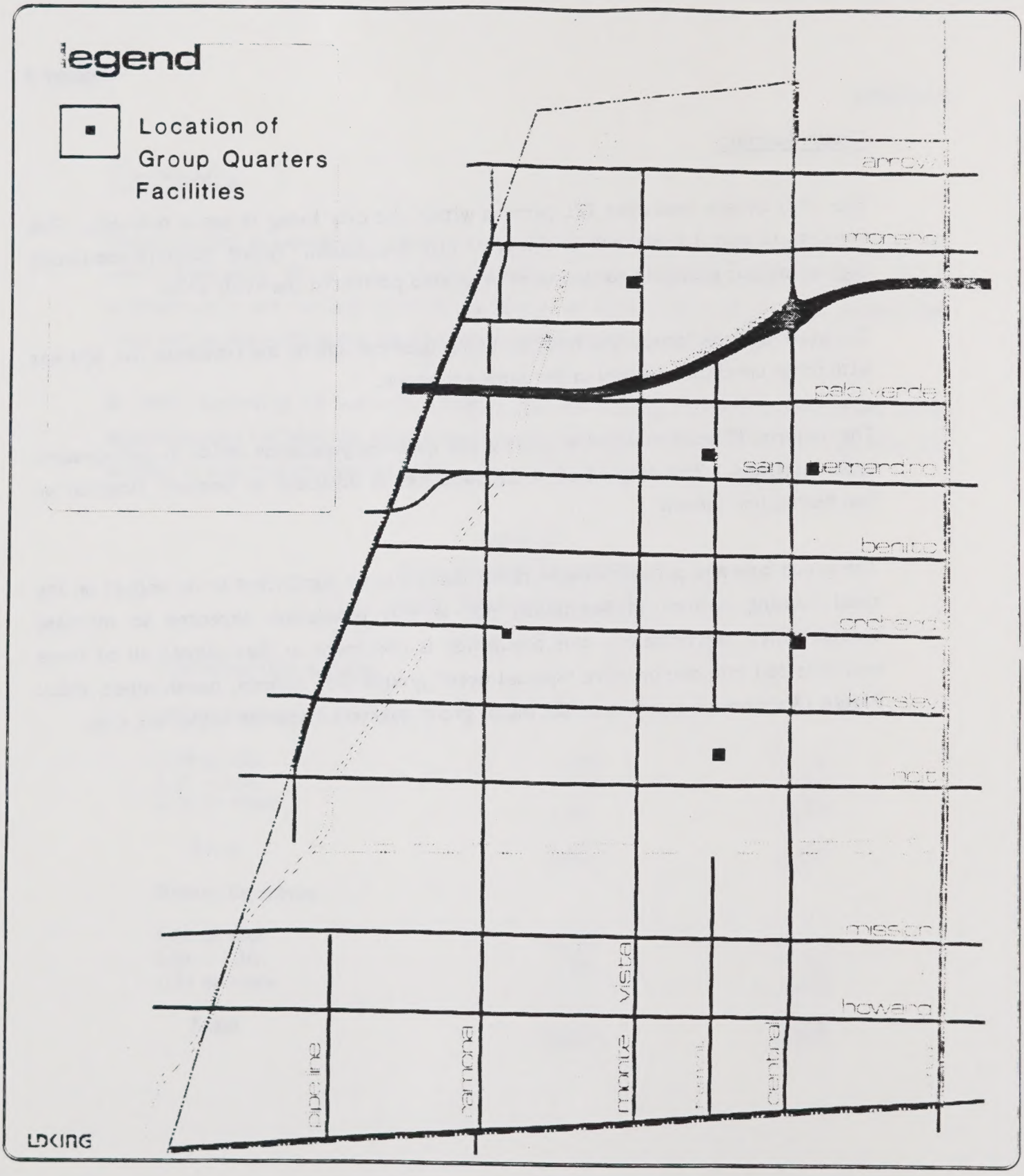
Group Quarters

The 1980 census indicated 221 persons within the city living in group quarters. This amounts to only 1.4 percent of the total city population. Group quarters population figures are not available for the unincorporated portion of the study area.

The state defines "group quarters" as living quarters where the residents live and eat with other unrelated persons in the same structure.

The majority (79 percent) of the city's group quarters population reside in convalescent type facilities. The largest of these facilities is adjacent to Doctors' Hospital on San Bernardino Street.

The group quarters population size is not viewed to be significant in its impact on the total housing picture in Montclair, nor is this population expected to increase substantially. Nevertheless, this population is important in that almost all of these residents fall into one or more "special need" groups (i.e., elderly, handicapped, etc.). Figure 18 shows the location of the major group quarters facilities within the city.



group quarters

city of montclair
general plan

figure 18

POPULATION AND HOUSING PROJECTIONS

Predicting future population growth can only be an estimate, at best. This is because of a great number of uncontrolled, external factors which affect population growth. Traditional factors affecting growth include natural increases related to fertility rates, resident immigration, and emigration, as well as constantly changing household structure and lifestyle.

Because a population requires shelter, housing dynamics also serve as a significant factor in any population growth. These housing dynamics include construction costs, purchase price versus household income, supply of available land, and the lending rate which limits both construction and home mortgage loans. This latter factor has recently greatly increased in importance. As lending rates fluctuate, so do construction activity and the ability of households to become homeowners or find new homes within their means. However, housing is still the primary motivator for population increase in the Montclair area. A recent Public Affairs Report by the Institute of Government Studies (U.C. Berkeley) predicted a 99 percent population increase for the Riverside-San Bernardino-Ontario Standard Metropolitan Statistical Area (SMSA), of which Montclair is a part, between 1979 and the year 2000. This percent increase is based on projected increase from 1,445,000 to 2,875,000. This percentage increase is the greatest of any SMSA in the Southern California region.

Such a great increase is projected primarily because of the shortage of available housing in other prime markets (e.g., Los Angeles, Orange County) as well as the relatively low home prices of this area as compared with the prime markets. The same Public Affairs Report, as mentioned above, noted that average home prices in the Riverside/San Bernardino/Ontario SMSA are approximately 7.4 times the annual per capita income versus between 12 and 20 times per capita in the Los Angeles/ Long Beach SMSA. The ratio in Montclair in 1984 is approximately eleven times the per capita income, still a relatively low rate when compared with the overall SCAG region.

It is expected, and is already apparent in the San Bernardino/Riverside areas, that these relatively low home prices will begin to have an overwhelming impact on local housing production. There is therefore expected to be a significant demand for housing on the remaining Montclair land areas, what with the combination of low prices and relative proximity to the major employment centers.

A number of population projections have been made for the study area. The most recent and important population projections are the SCAG-82 Growth Forecasts. The SCAG-82 Growth Forecast Policy was adopted by the SCAG Executive Committee covering population, housing, employment, and land use. The adopted forecast was intended to reflect regional and local growth policies and represents SCAG's best judgement relative to a likely and desirable future for the Southern California Region.

The SCAG-82 projections predict that the Chino Basin population will increase by 349,000 between 1980 and 2000 for a total population of 695,000. This represents a 5.0 percent simple annual growth rate, more than three times the expected rate for the Southern California region. In addition, the Chino Basin is expected to account for one out of nine new residents (10.9 percent) in San Bernardino, Los Angeles, Orange, Ventura, Riverside, and Imperial Counties between 1980 and 2000. The City of Montclair is expected to grow by 1.7 percent annually to 30,987 in the year 2000. Table 26 provides a summary of projected growth in Chino basin communities, as determined by SCAG-82.

Figure 19
Population Trends - Past and Projected

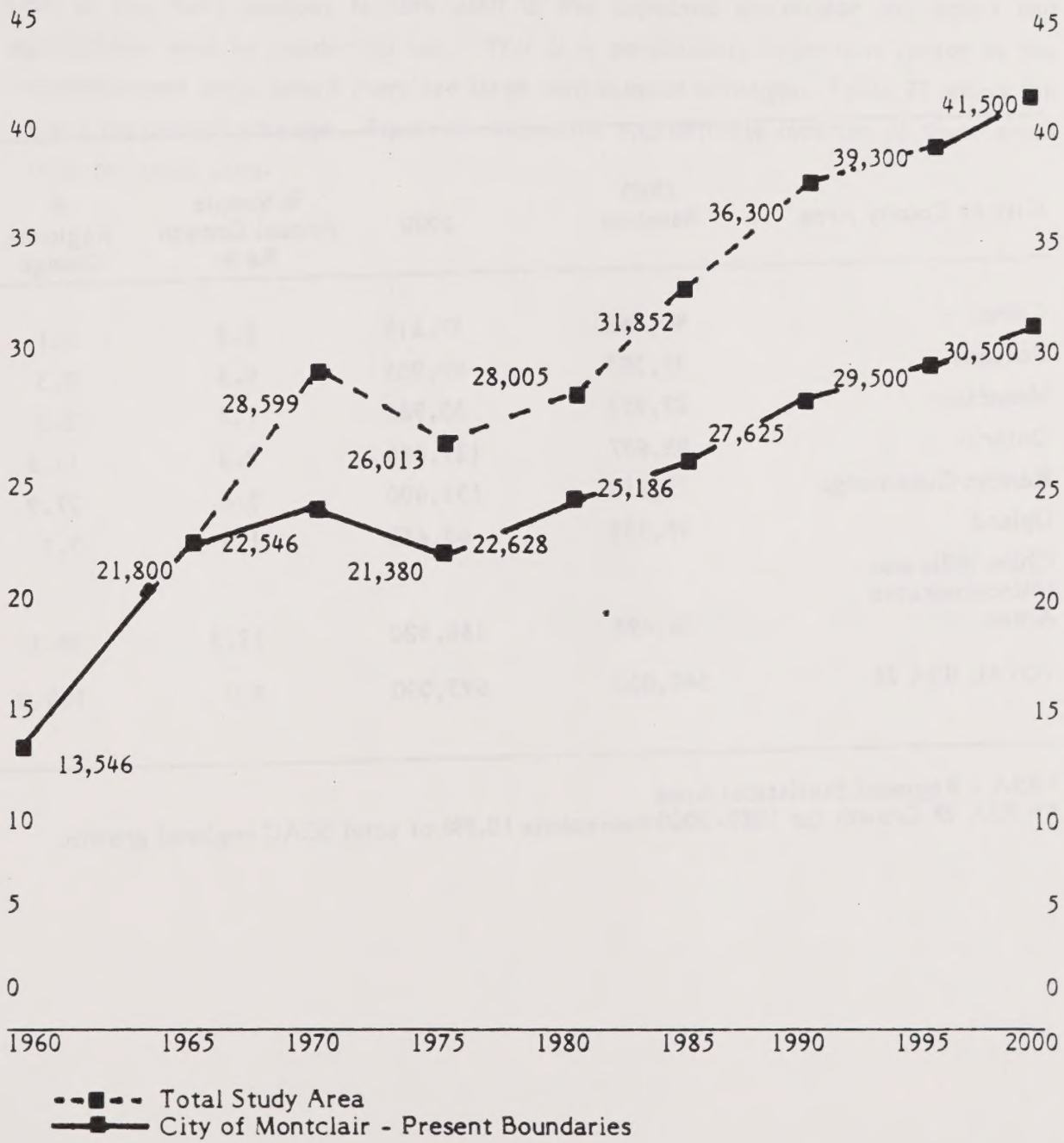


Table 26
SCAG 82 Population Projections
for RSA* 28

City or County Area	1980 Baseline	2000	% Simple Annual Growth Rate	% Regional Change
Chino	40,068	57,814	2.2	5.1
Fontana	37,397	69,905	4.3	9.3
Montclair	22,955	30,987	1.7	2.3
Ontario	88,657	129,686	2.3	11.8
Rancho Cucamonga	55,119	152,400	8.8	27.9
Upland	47,335	65,688	1.9	5.3
Chino Hills and Unincorporated Areas	54,493	188,520	12.3	38.3
TOTAL RSA 28	346,000	695,000	5.0	100.0

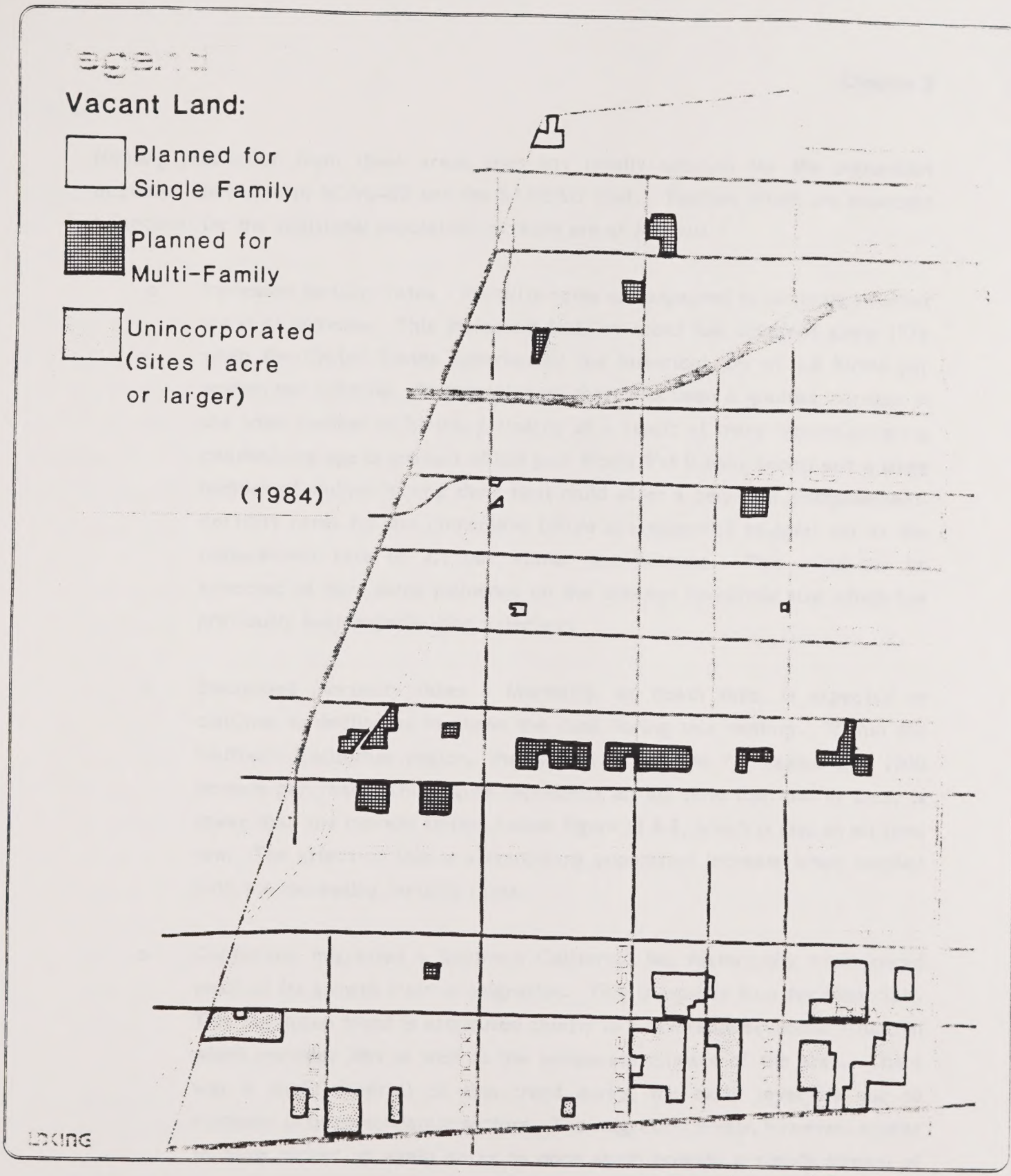
*RSA = Regional Statistical Area
** RSA 28 Growth for 1980-2000 represents 10.9% of total SCAG regional growth.

All of these projections are, by their nature, only estimates. A number of factors have been taken into account, however, in formulating these estimates.

One of the more obvious factors used is the expected conversion of vacant and agricultural land to residential use. This is a particularly important factor in the unincorporated areas where there are large undeveloped acreages. Table 27 shows the vacant residential acreage. Figure 20 shows the approximate location of these areas within the study area.

Table 27
Vacant Residential Acreage

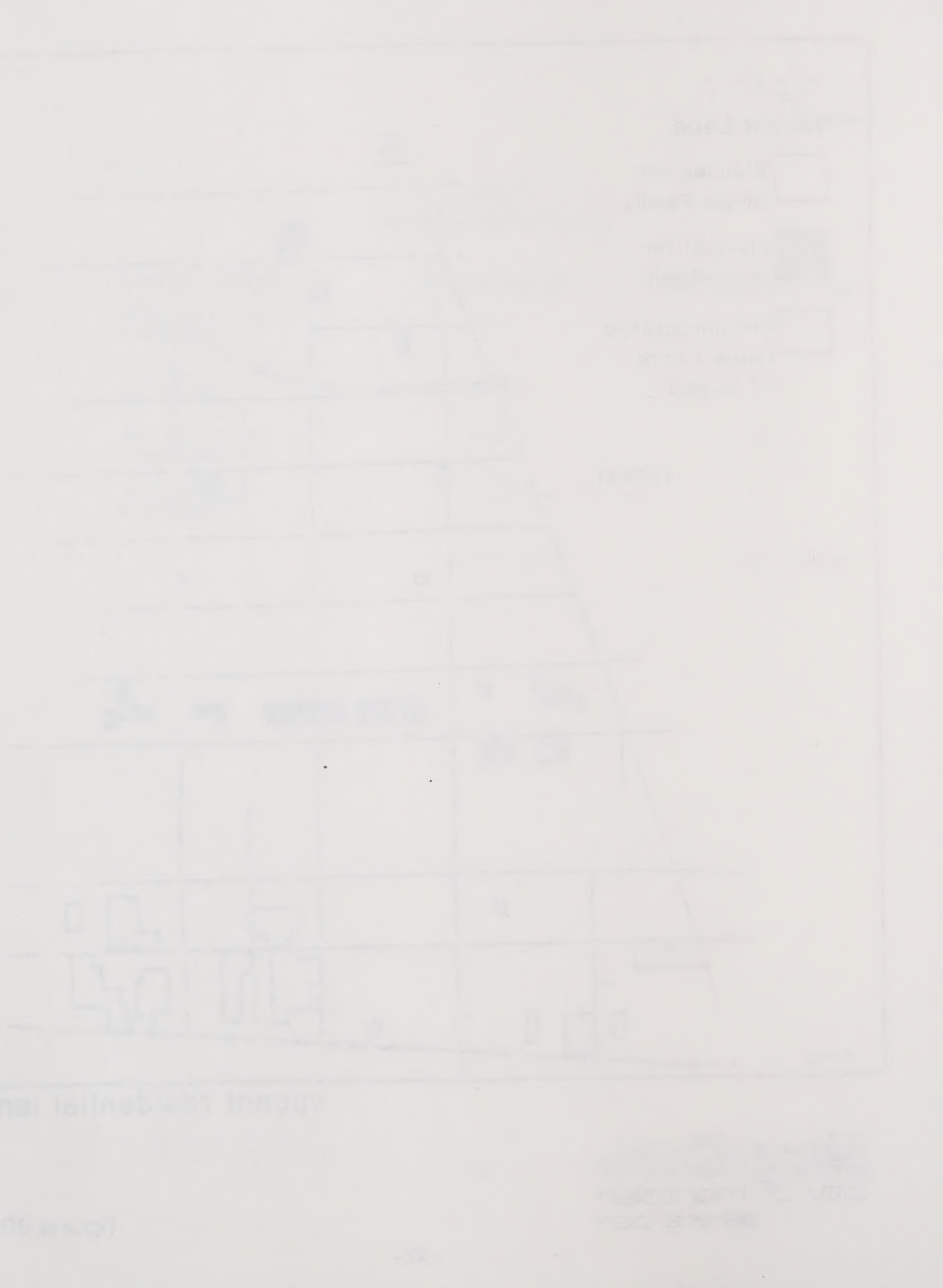
Land Use Category	Incorporated City	Unincorporated Areas
Very Low Density 0-2 DU/AC	12.4	92.1
Low Density 3-7 DU/AC	19.1	27.3
Medium Density 7-14 DU/AC	84.6	40.7
Senior Housing 0-38 DU/AC	3.8	0
	119.9 Acres	160.1 Acres



vacant residential land

city of montclair
general plan

figure 20



Housing production from these areas does not totally account for the population increases identified in SCAG-82 and the SANBAG study. Factors which are expected to account for the additional population increase are as follows:

- Increased fertility rates - Fertility rates are expected to continue a recent trend of increase. This increased fertility trend has occurred since 1976 when the United States experienced the historical low of 1.8 births per woman per lifetime. In recent years there has been a gradual increase in the total number of births, primarily as a result of many women entering childbearing age (a product of the post World War II baby boom) and a large number of women having their first child after a period of postponement. Fertility rates for the immediate future are expected to level off at the replacement rate of 2.1 per woman per lifetime. This trend can be expected to have some influence on the average household size which has previously been experiencing a decline.

- Decreased mortality rates - Mortality, or death rate, is expected to continue to decline as has been the case during this century. Within the Southern California region, the mortality rate is 7.8 deaths per 1000 persons per year. This figure represents an all time low and in fact, is lower than the current United States figure of 8.8, which is also an all time low. The effect of this is a continuing population increase when coupled with the increasing fertility rates.

- Continuing migration - Southern California has historically experienced much of its growth from in-migration. This is equally true for Montclair. This migration trend is attributed chiefly to a favorable economic situation which provides jobs as well as the temperate climate of the area. There was a slight reversal of this trend during the early seventies due to cutbacks in large economic sectors. The migration levels, however, appear to have picked up again so as to once again provide a steady stream of

population to the area. As mentioned previously, the relatively low housing costs of the Montclair area are likely to be a particularly strong factor for new residents to locate there.

- Spillover from rapid growth centers - A considerable amount of growth spillover into Montclair is expected to take place in Montclair as a result of accelerated growth in adjacent communities. These growth centers include the Chino Hills, newly incorporated Rancho Cucamonga, and the Ontario International Center. This spillover is likely to have the effect of infilling remaining vacant land and possibly raising residential densities to accommodate housing demand.

EMPLOYMENT PROJECTIONS

Housing need in a given market is theoretically closely tied to the employment opportunities found there. In some ways this is not true for Montclair due to a number of factors. These factors include the fact that the "given market" is not only Montclair, but a number of other surrounding cities. Typically, one city may serve as a major employment area, while another may serve the housing needs, while yet another may provide retail outlets for services. While no city is exclusively one sector oriented in a metropolitan region such as the Los Angeles area, specialization does occur. Another factor which may tend to diminish the importance of the employment/housing ratio in Montclair is the large number of households not in the labor force due to such categories as retirement, student status, or disabled.

Nevertheless, it is important to make an analysis of the employment, existing and projected, in the study area. Although an employment/housing ratio probably has more usefulness in a regional analysis, it is still of some help gauging the probable housing needs of Montclair.

Montclair has traditionally been a center of retail commercial activity for the surrounding market area. This is largely due to the location of the Montclair Plaza, a large regional mall in the northern part of the city. The plaza has resulted in a fair amount of other commercial enterprises locating around it due to the built-in customer traffic as well as the close proximity to the San Bernardino Freeway (I-10). Central Avenue and Holt Boulevard are also major retail locations primarily because of the high traffic volumes experienced on those routes. This commercial growth continues to occur as the Montclair Plaza undergoes its present expansion development.

Because of this intensive commercial concentration, present city employment base falls chiefly into the commercial sector. There is also some significant industrial employment, primarily south of Holt Boulevard and also north of Moreno Avenue.

Employment in the unincorporated area is primarily industrial, although there is some limited commercial as well. Together this commercial and industrial employment totaled approximately 7,600 employees in 1980, an employment-to-population ratio of 0.33. This ratio is about the same as the Chino Basin and San Bernardino County regional totals, but substantially less than the SCAG overall regional ratio of 0.49. Application of the SCAG figure indicates a theoretical employment deficiency of 3,648 jobs in the City.

There have, however, been a number of recent commercial and industrial project completions, approvals, and proposals which should be sufficient to keep pace with expected population increases. Table 28 indicates those major commercial and industrial sectors having projects on line for 1980-1986. Only those projects with a reasonable likelihood of construction are shown. A total of 4,317 new employees is projected as a result of this new and projected commercial land industrial development.

Also of consideration in projecting employment is the amount of vacant industrial and commercial land upon which no projects are currently planned. These areas must be considered since it is very likely development would take place sometime within the next 20 years. Recent Community Development Department surveys indicate approximately 60 vacant industrial acres and 45 vacant commercial acres within the study area. These vacant figures may be somewhat misleading since there are significantly large commercial/industrial parcels currently underutilized with such uses as equipment storage, wrecking yards, etc. This is particularly true in the Sphere of Influence area.

Table 28
Summary of Projected New Employment
Bases Per Projects Filed After 1980

Type of Employment Base by Land Use	Total Project Acreage	Projected Number of Employees
Industrial Park (25 employees/acre)	27.5	688
General Industrial (15 employees/acre)	19.7	296
Rail Served Gen. Industrial	0.0	-
Heavy Industrial	0.0	-
Local Commercial (15 employees/acre)	38.0	570
Regional Commercial (17 employees/acre)	86.4	1,158
Office Commercial (50 employees/acre)	32.1	1605
Industrial Subtotal	47.2	984
Commercial Subtotal	156.5	3,333
TOTAL	203.7	4,317

This projected employment growth is consistent with, and may ultimately exceed, the employment projections made in SCAG-82 for Montclair. SCAG-82 projects approximately 12,800 Montclair jobs in 2000; an employment ratio of 0.41. While a considerable increase, this figure is still consistent with that projected for the Chino

Basin/San Bernardino County subregions (0.39) and significantly less than the overall SCAG region projection (0.52).

Compared to other more urban Southern California communities, Montclair will have a ratio of households than jobs. In this regard, Montclair's role will likely continue as a "bedroom community," providing relatively affordable housing for households who generally work in other communities. Although housing quality and prices are expected to rise in Montclair, costs are expected to remain very competitive with those in the nearby growing communities. The ultimate goal should be to retain this affordability while at the same time improving the housing quality of the city.

ECONOMIC SETTING

Population Trends and Comparisons

Similar to many eastern Los Angeles County communities, Montclair achieved the bulk of its residential development and population growth between the end of World War II and 1960. During the course of the 1970s, population growth in the West Valley area slowed as most communities achieved only modest population gains. Three localities, however, gained in population at a higher rate than San Bernardino County in general during the 1970s. This dramatic growth occurred in Chino, Ontario, and Upland, cities contiguous to Montclair, thereby providing additional consumer support for Montclair's regional shopping opportunities.

The data provided in Table 33 show that the City of Montclair had a resident population of just over 22,600 persons as of April 1980, the date of the Federal Census. The city accounts for 7.0 percent of the West Valley area. This share of the regional population total has declined slightly over the past ten years.

The City of Montclair averaged a net gain of only eight persons per year during the 1970s. While Pomona and Claremont also grew rather slowly, growth was at near explosive levels in Chino and Upland. As the residential base of these two communities has increased, so too has their level of commercial development. In turn, residents of western Upland and northern Chino now have fewer reasons to shop in Montclair than in the past, as local opportunities become more readily available.

Table 33

Population Trends in Montclair and Surrounding Communities

1970 - 1980

City or Area	Total Population April 1970	April 1975	April 1980	Average Annual Change 1970-1980 Compound Growth Number	Rate (%)
Montclair	22,546	21,072	22,628	8	0.04
Chino	20,411	27,490	40,165	1,975	7.00
Claremont	24,776	25,250*	30,950	617	2.25
Ontario	64,118	63,186	88,820	2,470	3.31
Pomona	87,384	84,900*	92,742	536	0.60
Upland	32,551	37,253	47,647	1,510	3.88
West Valley Area	251,786	259,151	322,952	7,117	2.52
San Bernardino County	682,233	696,064	893,157	21,092	2.73
Montclair as a Percent of West Valley	9.0	8.1	7.0	0.1	

*Interpolated from California Department of Finance estimates.

Source: U.S. Bureau of the Census, 1980 Census of Population and Housing Advance Reports PHC 80-V6 California; California State Department of Finance; San Bernardino County Planning Departments.

Accompanying the trends in gross population numbers have been changes in local population composition. Some area suburbs, such as Claremont and Upland, have remained predominantly middle and upper-middle class Anglo communities. Montclair and Claremont, though, are characterized by an aging population residing in an increasing number of empty-nester households. Employed persons in a majority of those households are nearing or have passed their peak income years. Maturing

neighborhoods in these cities contain a resident population with an adequate means to acquire such durable goods as home furnishings, appliances, and automobiles, but those individuals often have little inclination to actually purchase these items. More significantly, residents of mature middle class neighborhoods have a growing demand for personal and professional services such as medical care, and are more likely to frequent local restaurants than younger families.

Another major transformation in the West Valley area is significant ethnic or racial change. In portions of Pomona, Ontario, and southwestern Montclair, an influx of Hispanic, Black, or Asian households has supplanted earlier Anglo residents. Frequently, these new minority suburbanites are younger, and have a higher-than-average number of persons per household. This suggests that in many, if not most cases of neighborhood transition, the demand for basic convenience goods, such as groceries, clothing, and sundry items, remains strong.

Social transformations may also be accompanied by housing recycling, as smaller parcels are consolidated and higher-density condominium or rental housing projects are developed in vacant areas and older, former single-family neighborhoods. The addition of more housing units implies a growth in demand for such household durable goods as furniture and appliances.

Trends in the number of housing units, shown in Table 34, shed further light on the residential transformations in Montclair and other West Valley suburbs. Since housing counts by type of unit have not been published from the 1980 Census, the table presents only the net change in total numbers of housing units within the individual cities.

Table 34

Housing Growth Trends in Montclair and Surrounding Communities

1970 - 1980

City or Area	Total Housing Units April 1970	April 1975	April 1980	Average Annual Change 1970-1980 Compound Growth Number	Rate (%)
Montclair	6,636	7,002	7,860	122	1.71
Chino	4,847	7,747	11,372	653	8.90
Claremont	7,030	7,635*	9,941	291	3.53
Ontario	20,876	22,858	31,339	1,046	4.15
Pomona	28,864	29,168*	32,153	329	1.08
Upland	10,610	14,253	18,595	799	5.77
West Valley Area	78,863	88,663	111,260	3,240	3.50
San Bernardino County	251,295	285,831	369,534	11,824	3.93
Montclair as a Percent of West Valley	8.4	7.9	7.1	3.8	

*Interpolated from California Department of Finance estimates.

Source: U.S. Bureau of the Census, 1980 Census of Population and Housing Advance Reports PHC 80-V6 California; California State Department of Finance; San Bernardino County Planning Departments.

During the 1970s, each city in this general area experienced a higher rate of housing stock increase than population growth. In the case of Montclair, population stabilized between 1970 and 1980, but the city experienced an average net addition of 122 housing units annually over the same time frame. This imbalance then yields a declining average number of persons per household. Table 34 shows that Montclair added a smaller number of housing units than any other city in the West Valley area during the 1970s.

Although the process of neighborhood transformation to higher densities has not advanced very far in Montclair, the city is undergoing more subtle demographic changes. Unless there is a significant transformation to higher residential densities in the city and/or substantial construction of housing on parcels currently vacant, Montclair can expect only very limited growth in its consumer support base for retail and service businesses.

Detailed Consumer Profile

Existing retail and service outlets in the City of Montclair derive their consumer support base from the demographic characteristics and expenditure patterns of three primary groups. These are the resident population, nonresident workers employed within Montclair, and residents of adjacent cities - particularly western Upland and western Ontario. The following discussion of consumer profiles compares the socio-demographic characteristics of the city and extended community population with those of the larger West Valley area.

Table 35 summarizes a broad range of social indicators descriptive of Montclair and the surrounding area. As of December 1981, the City of Montclair had virtually the same population total as it did in 1970. The total population of both the city and Montclair extended community is stable, while the West Valley continues to gain in population at a strong rate. Only one out of every fourteen persons in the West Valley region resides in the City of Montclair, but nearly 100,000 persons reside in some 34,000 households within the Montclair extended community less than 3.5 miles from Montclair Plaza. These figures clearly indicate the heavy potential influence of nonresident consumers on Montclair's business sector. The information presented in the following section reveals a gradual erosion of patronage from nonresidents.

Table 35

Selected Demographic Profiles
City of Montclair and Reference Areas

	City of Montclair	Montclair Extended Community[a]	West Valley Area[b]
Population			
1981 Total (est.)	22,500	98,210	316,510
1970 Total	22,546	93,700	251,786
Compound Annual Growth (%)	-0.02	0.41	2.01
1981 Households:			
Estimated Number	7,311	33,993	103,905
Persons per Household	3.05	2.78	2.94
Compound Annual Growth in Housholds 1970 - 1981 (%)	1.34	1.56	2.81
Age and Ethnicity			
Median Age	22.9	24.8	24.9
Percent Under Age 18	41.3	35.6	36.6
Percent Over Age 55	10.5	14.2	15.3
Percent White Anglo (1980)	59.3	N/A	54.4
Percent Spanish Origin (1980)	20.1	N/A	23.4
Percent Black (1980)	6.7	N/A	8.2
Percent Other Minority (1980)	13.9	N/A	14.0
Employment[c]			
Total	8,500	36,992	91,809
Employees per Household	1.36	1.30	1.22
White Collar Workers (%)	44.2	55.9	50.1
Professional and Technical	12.1	20.9	17.2
Managerial or Proprietor	7.7	9.6	8.9
Clerical and Sales	24.5	25.4	24.0
Craftsmen and Operatives (%)	35.9	26.5	31.2
Housing			
Percent in One-Unit Structures (1979)	64.2	N/A	71.7
Percent Owner Occupied (1970)	64.5	58.2	57.8
1981 Income			
Aggregate Income in Millions	$ 146.8	$ 806.3	$2,256.5
Average Per Capita Income	$ 6,779	$ 8,210	$ 7,400
Median Household Income	$19,747	$20,779	$ 19,824
Percent of Households with Income:			
Below $10,000	19.5	21.7	24.1
$10,000 - $14,999	12.5	12.0	12.5
$15,000 - $19,999	19.0	14.1	13.9
$20,000 - $24,999	18.2	14.7	14.8
$25,000 - $34,999	20.7	21.0	19.8
$35,000 and Above	10.2	16.6	14.9
Growth in Median Household Income 1969 - 1981 (Compound Annual %)	5.91	6.05	6.79

Notes:

(a) Area bounded by San Antonio Avenue in Pomona on the west, Baseline Rd. on the north, San Antonio Avenue in Ontrio on the east, and Phillips Blvd. on the south.

(b) Includes Cities of Chino, Claremont, Montclair, Ontario, Pomona, and Upland.

(c) Employment data are by place of residence, not place of work.

Age and employment data reflect 1970 conditions, the most recent year for which detained figures are available.

Source: 1970 and 1980 U.S. Censuses of Population and Housing, California State Department of Finance, and Urban Decision Systems, Inc.

Montclair's population has a lower median age than the West Valley area as a whole and a slightly higher than average number of persons per household. This suggests a potentially stronger family orientation than is typical within this general market area and may imply a slightly higher demand than normal for both convenience goods and household items which are typically offered at neighborhood or community-level retail centers.

In terms of its ethnic composition, the city is characterized by an increasingly large minority population. In the 1980 U.S. Census, fully 40.7 percent of all Montclair residents classified themselves as being of non-Anglo heritage. This compares with only 13.4 percent of residents indicating a minority heritage in 1970. The number of Black residents in Montclair rose more dramatically than the Hispanic gains during the past decade. At the time of the 1980 census, though, only 6.7 percent of the city residents were black. Proportionately, the most dramatic ethnic transformation in Montclair has been a jump in the city's Asian population, which now comprises more than 10.0 percent of the city's total.

The ratio of employed workers per household in Montclair is slightly higher than that of the West Valley. As of 1970, there were an average of 1.36 workers per household in Montclair versus 1.22 workers per household in the region. The occupational profile of Montclair residents, however, is not as strong as that of the West Valley area in general. Montclair's employed adults are disproportionately concentrated in lower paying white collar (clerical and sales) occupations and blue collar crafts, as shown in Table 35. Only 19.8 percent of Montclair workers were engaged in such higher paying positions as professional, technical, or managerial jobs, although 26.1 percent of all West Valley workers were employed in such occupations.

Comparative personal and household income figures, shown in Table 35, reveal that Montclair's income profile is very similar to that of the surrounding region. The median household income in Montclair in 1981 was estimated to be $19,747. This was within one percent of the median household income level in the general West Valley

area. Because the average household size is slightly larger in Montclair, the average income per capita in the city, however, was 4.0 percent below the per capita average for the two-county West Valley region.

In 1981, the aggregate income available in the City of Montclair itself was $146.8 million. The Montclair extended community at the same time had an aggregate income estimated at $806.3 million, or 35.7 percent of the West Valley total.

In summary, Montclair has reached a point of population stabilization. The local support base for retailing in Montclair is not as strong as that found in the surrounding area. Not only are average per capita incomes slightly lower than those of the general trade area, but consumer incomes have risen at a slower rate than those in the West Valley suburban area in general. The extent to which local market weaknesses are offset by retail purchases from nonresidents will be evaluated in the following section.

RETAIL SECTOR PERFORMANCE

The figures shown in Table 36 illustrate the strong regional dominance of retailing in Montclair. Even though the city contains only 7.0 percent of the area's population, it accounts for 18.9 percent of total taxable retail sales in the West Valley. Several signals point to a changing state of regional affairs in which Montclair's dominant role as the regional service center is declining.

In several West Valley cities, total taxable retail sales peaked in 1978 or 1979 and have been declining in recent months due to the general economic recession, weakened consumer confidence, and high interest rates. In real dollar terms, total taxable retail sales in Montclair reached a high point in 1978 at just under $273,700,000. Total taxable sales receipts had slid by 16.5 percent by the end of 1980. As shown in Table 37, taxable retail sales in Montclair have increased by only 2.3 percent per annum in real terms since 1974. This is a much lower rate of increase than has

occurred for the West Valley in general. The city's share of area retailing was at 21.2 percent in 1978, but had slumped to 17.6 percent during the first half of 1981.

One hypothesis to explain the above decline in total retail sales dollars in Montclair places the blame squarely on the general economic recession and on high interest rates for such high cost items as automobiles. On the surface, this appears to be a valid explanation as total taxable sales at automobile dealers and suppliers in Montclair plummeted from $41.5 million in 1978 to $24.2 million in 1980, when figures are expressed in constant 1980 dollars.

Table 36

Total Taxable Retail Sales in Montclair and Adjacent Cities

(Constant 1980 Dollars in Thousands)

Area	1974	1975	1976	1977	1978	1979	1980	Annual Average Growth 1974 - 1980 Dollars	Percent
Montclair	$199,524	$189,593	$ 205,589	$ 240,420	$ 273,687	$ 266,714	$ 228,658	$ 4,856	2.30%
Chino	63,011	64,654	73,554	84,559	95,569	110,122	103,900	6,815	8.69
Claremont	42,175	41,770	46,666	48,551	52,067	50,008	47,233	843	1.91
Ontario	204,185	201,087	233,269	271,904	315,064	315,803	304,093	16,651	6.87
Pomona	345,430	337,749	355,477	393,832	401,509	400,156	353,720	1,382	0.40
Upland	96,936	98,920	116,696	139,503	150,796	182,082	174,481	12,924	10.29
West Valley Area**	951,259	933,779	1,031,249	1,178,764	1,288,686	1,324,881	1,212,088	43,471	4.12
Montclair as a Percent of West Valley Area	20.97	20.30	19.94	20.40	21.24	20.13	18.86	11.17	

**West Valley Area includes all listed cities.

Source: State of California Board of Equalization. Calculations by Alfred Bogar Associates, Inc.

Table 37

Total Taxable Retail Sales

Montclair and West Valley Area, California

1974 - 1980 (Constant 1980 Dollars ($000))

Montclair RETAIL STORES	1974	1975	1976	1977	1978	1979	1980	Compounded Growth 1974-1980
Apparel Stores	16,119	16,355	16,231	18,388	21,254	21,468	20,899	4.42
General Merchandise	86,161	79,289	86,431	94,566	101,586	98,110	84,349	(0.35)
Drug Stores	-	-	-	1,737	1,820	1,663	1,537	(100.00)
Food Stores	5,910	5,742	5,309	6,147	6,853	5,252	4,944	(2.93)
Packaged Liquor Stores	2,030	2,396	2,240	2,353	2,446	2,437	2,163	1.06
Eating and Drinking Places	16,758	16,240	14,280	17,594	10,516	14,381	16,701	(0.06)
Home Furnish. & Appliances	8,878	7,967	9,560	15,363	22,953	23,887	22,181	16.49
Bldg. Mail. & Farm Impl.	12,945	12,219	12,837	14,546	16,370	17,257	15,520	3.07
Auto Dealers and Auto Supplies	14,119	14,282	15,602	20,829	41,519	39,099	24,154	9.36
Service Stations	12,895	9,950	9,199	9,553	9,602	10,458	10,860	(2.82)
Other Retail Stores	23,709	25,153	33,900	39,344	38,768	32,702	25,350	1.12
RETAIL STORES TOTAL	199,524	189,593	205,589	240,420	273,687	266,714	228,658	2.30
West Valley Area								
Apparel Stores	31,407	30,645	32,596	40,693	46,258	47,922	48,550	7.53
General Merchandise	154,553	140,143	154,269	167,758	176,497	182,067	171,679	1.77
Drug Stores	25,437	26,059	27,336	29,358	30,804	30,881	35,209	5.57
Food Stores	88,338	94,210	101,589	110,497	120,623	122,893	114,516	4.42
Packaged Liquor Stores	24,111	23,251	23,146	24,500	25,296	23,237	20,104	(2.98)
Eating and Drinking Places	113,538	113,315	116,983	130,056	124,874	135,619	133,674	2.76
Home Furnish. & Appliances	29,499	26,984	31,412	38,761	47,740	51,529	49,076	8.86
Bldg. Mail. & Farm Impl.	61,195	56,136	64,032	75,646	83,500	100,909	81,503	4.89
Auto Dealers & Auto Supplies	169,129	186,500	210,623	257,719	310,439	285,068	215,545	4.13
Service Stations	122,172	119,337	126,461	143,198	160,156	189,358	213,926	9.79
Other Retail Stores	131,880	117,199	142,802	160,578	162,499	155,398	128,306	(0.46)
RETAIL STORES TOTAL	951,259	933,779	1,031,249	1,178,764	1,288,686	1,324,881	1,212,088	4.12

Source: State of California Board of Equalization.

The more compelling reason for Montclair's changing regional economic fortunes may be found in the emergence of new retail opportunities in surrounding communities. Data for general merchandise and automotive sales illustrate this point. For example, general merchandise sales rose by $15.3 million between 1978 and 1980 in Upland, while declining by $17.3 million in Montclair. In the case of automotive-related sales, Montclair accounted for 13.4 percent of the total West Valley sales in 1978 but only 10.4 percent during the first two quarters of 1981. The changing regional balance in West Valley retailing is not merely a reflection of new retail development in Upland or Chino, but also can be attributed to the renovation and expansion of existing retail centers in close proximity to Montclair. Upgrading of Ontario Plaza and the current transformation of Indian Hill Mall are just two such examples.

Closer examination of the retail performance indicators for individual merchandise lines reveals the relative strengths of major business categories in Montclair. As noted previously in Table 37, total taxable retail sales in Montclair in real dollars increased by 2.30 percent per year on an average between 1974 and 1980. In the West Valley area in general, total taxable retail sales rose by an average annual rate of 4.12 percent over the same time frame. Table 37 shows that sales at only apparel stores, home furnishings outlets, and automotive dealers rose at rates comparable to or above the regionwide growth rates.

In real dollar terms, consumer patronage at drugstores, grocery stores, and restaurants in Montclair declined in several recent years. Preliminary data for the first half of 1981, however, show a revival of activity in the eating and drinking establishment category with the opening of several restaurants in the Entertainment Plaza. For the first half of 1981, total taxable receipts in restaurants were up 28.6 percent over the same period of 1980.

In terms of total taxable sales dollars, the strongest retail categories in Montclair currently are those types of businesses associated with regional shopping opportunities at Montclair Plaza and other major department or discount stores. Collectively,

general merchandise outlets, apparel stores, and miscellaneous retail stores achieved total taxable sales of $130,598,000 in 1980, the latest complete year for which data are available. This figure is 57.1 percent of the total taxable sales dollars for all retailing in the city. Automotive dealers and suppliers account for an additional 10.6 percent of Montclair's retail sales dollars, while home furnishings and appliance dealers account for 9.7 percent of the total taxable sales in Montclair.

The performance of basic-sector convenience stores such as supermarkets and drugstore outlets is also of key interest. Until 1977, there were so few drugstores in Montclair that their combined sales performance was not reported due to state disclosure regulations. In real dollar terms, total taxable sales at local supermarkets and drugstores have declined since 1978, even though these are relatively recession-proof components of local retailing. The principal explanations for weak performance is these categories are outflows of basic food sales to larger supermarkets west and east of Montclair's borders and, declining patronage from Upland residents who were, until recently, under served by grocery stores in their own community. Renovation and expansion of the Mayfair Market in the Montclair's Town Center Plaza will only partially offset this decline. The city's extreme southwesterly neighborhoods are still relatively isolated from local supermarkets in Montclair, and consequently must conduct their grocery shopping in Pomona and elsewhere.

As shown in Table 38, Montclair's population is 7.01 percent of the West Valley total. Any retail sector in which total taxable sales exceed this proportion suggest an element of competitive strength and infusion of dollars from surrounding communities. However, a sector which captures a highly disproportionate share of West Valley sales is extremely vulnerable, as the introduction of new competitors could seriously erode retail sales in that particular category.

Table 38
City of Montclair Retail Sales as Percent of
West Valley Area, 1974 - 1980

Type of Establishment	Market Share 1974	1980
Apparel	51.32%	43.05%
General Merchandise	55.75	49.13
Drug Stores	N/A*	4.37
Food Stores	6.69	4.32
Packaged Liquor Stores	8.42	10.76
Eating and Drinking Places	14.76	12.49
Home Furnishings & Appliances	30.10	45.20
Building Materials and Hardware	21.15	19.04
Auto Dealers and Suppliers	8.35	11.21
Service Stations	10.55	5.08
Miscellaneous Retail Outlets	17.98**	19.76
All Retail Outlets	20.97	18.86
Montclair Population as a Percent of West Valley Area	8.39	7.01

* Information not available due to disclosure regulations.
** Figure includes sales at drug stores.

Source: Calculated by Alfred Gobar Associates, Inc. from California State Board of Equalization data.

Table 39 lists the share of West Valley's taxable retail sales dollars which were captured by each major merchandise category in Montclair during 1974 and 1980. Taxable sales proportions exceeded the level which we would expect on the basis of local population in virtually all merchandise lines with the exception of drugstores, food stores, and service stations. Three types of retail businesses in Montclair capture over 40.0 percent of total West Valley sales in their respective categories. These are apparel stores, general merchandise outlets, and home furnishings and appliance stores. Among the major merchandise lines, only home furnishings and appliance outlets have expanded their share of the region's total retail sales in recent years. Conversely, market shares have declined significantly among service stations and local food stores.

In general then, Montclair appears to have devoted a disproportionate attention to regional retail functions at the expense of basic convenience goods retailing. This has been a highly successful strategy from the standpoint of local fiscal maximization, but the long range outlook will require some reformulation. Major factors influencing the future retail prospects in Montclair will be dealt with in the following sections.

In well developed trade areas, one method for identifying alternatives for commercial expansion is to pinpoint merchandise lines which display high sales volumes on a per establishment basis relative to some areawide bench mark. Typically, high sales dollars per outlet would indicate that a local market is possibly under-built and may support additional development in that merchandise category at the present time.

This interpretation has less validity, however, in a multi-community region in which several surrounding municipalities have poorly developed retail sectors in comparison with the city under consideration.

Evidence provided in Table 39 indicates that total taxable sales per establishment in Montclair are considerably above the averages for surrounding cities and the West Valley area in total. In 1980, average taxable sales per establishment in Montclair

were $794,000 or 61.7 percent above those areawide. This figure is biased considerably by the high values achieved at general merchandise and department store outlets.

Montclair's businesses on an average achieve higher sales than those in most adjacent communities. Comparative figures for individual business categories show that this is the case for all types of retailing with the exception of drugstores and grocery outlets. The above data lend further support to the accurate characterization of Montclair as the retail hub of San Bernardino County's West Valley.

The strength of Montclair's influence over regional retailing may also be analyzed by comparing per capita sales levels in the city with those of adjacent communities and the West Valley area. Higher than average retail sales per capita indicate support from shoppers who reside outside the local community. On the other hand, low sales figures per capita on an overall basis or in specific retail categories indicate a leakage of potential sales out of the city.

Taxable retail sales per person in Montclair during 1980 (the latest full year for which data are available) averaged $10,394, compared with a West Valley average of $3,730. In adjacent Upland and Ontario, per capita sales for 1980 were $3,635 and $3,379 respectively. Extremely low per capita sales figures for the City of Claremont reflect a continuation of the predominantly residential character of that community (See Table 40).

Table 39
Taxable Retail Sales Per Establishment
in Montclair and Adjacent Cities
(Constant 1980 Dollars in Thousands)

Area	1974	1975	1976	1977	1978	1979	1980	Annual Average Growth 1974 - 1980 Dollars	Percent
Montclair	$ 770	$ 738	$ 797	$ 947	$ 999	$ 933	$ 794	$ 4	0.51%
Chino	371	357	395	445	519	598	470	17	4.02
Claremont	267	253	275	282	283	263	236	(5)*	(2.04)
Ontario	404	386	431	493	554	525	492	15	3.34
Pomona	452	453	489	548	568	515	452	-	-
Upland	478	446	469	537	544	564	487	2	0.31
West Valley Area**	462	446	484	549	587	561	491	5	1.02
Index of Montclair to West Valley Area (par = 100.0)	166.7	165.5	164.7	172.5	170.2	166.3	161.7		

* Figures in parentheses are negative change.
** West Valley Area includes all listed cities.

Source: State of California Board of Equalization. Calculations by Alfred Bogar Associates, Inc.

Table 40
Taxable Retail Sales Per Capita
in Montclair and Adjacent Cities

Area	1974	1975	1976	1977	1978	1979	1980	Annual Average Growth 1974 - 1980 Dollars	Percent
Montclair	$ 9,501	$ 9,028	$ 9,790	$ 11,449	$ 13,033	$ 12,701	$ 10,394	$ 149	1.51%
Chino	2,520	2,309	2,452	2,487	2,583	2,824	2,534	2	0.09
Claremont	1,687	1,671	1,795	1,867	1,860	1,786	1,476	(35)*	(2.20)
Ontario	3,241	3,142	3,589	3,999	4,376	3,899	3,379	23	0.70
Pomona	4,265	4,170	4,335	4,633	4,669	4,599	3,763	(84)	(2.07)
Upland	2,620	2,603	2,992	3,403	3,590	4,046	3,635	169	5.61
West Valley Area**	3,775	4,150	3,921	4,271	4,506	4,402	3,730	(8)	(0.20)
Index of Montclair to West Valley Area (par = 100.0)	251.7	217.5	249.7	268.1	289.2	288.5	278.7		

* Figures in parentheses are negative change.
** West Valley Area includes all listed cities.

Source: State of California Board of Equalization. Calculations by Alfred Bogar Associates, Inc.

This information clearly indicates a substantial infusion of nonresidential retail dollars into Montclair. When adjustments are made for local and areawide income differences, the average per capita retail sales value for Montclair would have been only $3,417 in 1980, if all retailing within the city was supported only by Montclair residents. Montclair currently enjoys an annual infusion of approximately $153 million from consumers who shop or work in Montclair but live elsewhere. As substantial as this amount appears, it is actually $26.5 million less in real terms than in 1978. As noted earlier, the development of new neighborhood and community-level shopping centers in Upland is heavily responsible for this change.

Detailed per capita sales figures for each of the major merchandise lines in Montclair and the West Valley are included for general reference in Table 41. The most prominent dollar inflows occur among apparel stores, general merchandise or department stores, and home furnishings and appliance outlets. Since this type of shopping is heavily concentrated in regional shopping malls or specialized shopping districts, the city must intensify its efforts to maintain the competitive quality of businesses within and adjacent to the Montclair Plaza, as well as facilitating conditions conducive to business along Holt Boulevard, the major shopping area for home furnishings and automobiles.

The regional monopoly in Montclair during the early and mid-1970s over such higher order shopping as department store, automotive, and furniture purchases will not be regained. Through a variety of rehabilitation efforts, marketing strategies, and other planning measures, Montclair can continue to achieve strong taxable retail sales receipts from West Valley residents. Additional attention must also be paid to the day-to-day shopping needs of Montclair citizens for such basic necessities as groceries, drugs, and sundry items.

Table 41
Per Capita Taxable Sales for
Individual Merchandise Lines in
Montclair and West Valley Area
1980

Type of Establishment	City of Montclair	West Valley Area	Index of City to Region
Apparel Stores	$ 950	$ 149	637.6
General Merchandise	3,834	528	726.1
Drug Stores	70	108	64.8
Food Stores	225	352	63.9
Packaged Liquor Stores	98	62	158.1
Eating and Drinking Places	759	411	184.7
Home Furnishing and Appliances	1,008	151	667.5
Building Materials and Hardware	705	251	280.9
Auto Dealers and Suppliers	1,098	663	165.6
Service Station	494	658	75.1
Miscellaneous Retail Outlets	1,151	395	291.6
All Categories	$10,394	$3,730	278.7

Note: Figures may not add to "All Categories" total due to rounding.

Source: Alfred Gobar Associates, Inc. based on input data provided by the California State Board of Equalization and California Department of Finance.

COMMERCIAL LAND USE

An extensive land use inventory was completed of all retail and service establishments within the City of Montclair and the Montclair extended community. Each type of commercial establishment was coded according to its Standard Industrial Classification; its structural area was calculated; and vacancy rates in major centers and office projects, as well as selected ancillary characteristics were noted. The tenant composition and lease rates at all neighborhood and community-scale retail centers of 50,000 square feet or larger were also tabulated. Sales offices and display lots of mobile home dealers and such quasi-industrial uses as self-storage facilities are excluded from the tabulations.

The land use analysis identified a total of 2,642,500 square feet of retail and office-related commercial space within the City of Montclair. An additional 3,780,700 square feet of developed commercial floor space was located in that portion of the extended community surrounding Montclair. Commercial land use in the city alone consumes 317.5 total acres or approximately 12.0 percent of the city acreage. In a typical community the size of Montclair, commercial activities account for 5.0 to 7.0 percent of the city's total land.

In suburban areas similar to Montclair and the West Valley, an average of 35,360 square feet of developed retail space per 1,000 residents is the norm. With the extended community population estimated at 98,200 persons, this would indicate a theoretical demand for approximately 3,472,000 square feet of commercial development. The difference between the actual amount of commercial development in this general area and this theoretical demand is roughly 2,950,000 square feet. This "oversupply" is made possible by the support Montclair business derives from residents who live outside the Montclair extended community. In addition, such an intensity of commercial development may be reflected in higher-than-average commercial vacancies and low rental rates for commercial space.

In a healthy retail environment, the overall vacancy rate should not exceed 5.0 percent and all anchor tenant space in planned retail centers should be fully occupied. In Montclair itself, the combined vacancy rate in retail and office space at the time of our field survey was 2.9 percent or 76,340 square feet. This reflects a fairly strong occupancy profile, particularly in light of the current economic sluggishness in Southern California retailing.

The field analysis also identified retail vacancies located just outside Montclair's municipal boundaries, but lying within the Montclair extended community. The present commercial vacancy rate in this trade area ring outside the city is 10.3 percent or roughly three times higher than the vacancy factor in Montclair itself. The overall commercial vacancy level for the entire area under study was 6.0 percent as of our field survey date. Parenthetically, this is similar to the commercial vacancy levels identified by the consultants in early 1981 in two more mature California suburbs, Rosemead and Stanton. High commercial vacancies in the Montclair extended community can be attributed to the abandonment of the Town Center in Pomona and slow fill-up rates at a number of new commercial projects completed in recent months.

Major Retail Centers

The placement and size of existing shopping centers in Montclair and adjacent areas not only are intrinsically important, but also help to define the potential for development of additional retail centers within the City of Montclair. Five community-level retail centers are located within three miles of the Montclair Civic Center. Several neighborhood-scale centers and major freestanding discount/department stores are located along Indian Hill Boulevard and Mountain Avenue within the extended community trade area. No fewer than ten neighborhood or specialty centers of more than 50,000 square feet each are situated within the Montclair extended community, as shown in Exhibit 10. Detailed characteristics of each of the major neighborhood and community-scale retail centers inventoried are listed in

Table 42. Because of its scale and ambiguous spatial extent, Montclair Plaza will be discussed as a separate case.

Excluding Montclair Plaza, the city contains only two retail centers with more than 100,000 square feet of leasable space. The newest of these is the Town Center Plaza, located at the southwest corner of Central and San Bernardino (see number 9 on Table 42). Completed during 1980, it is anchored by a Mayfair Market and Federated Group stereo outlet. In addition, United Artists operates a six-screen cinema in the center. At the time of our field survey 16,000 square feet of vacant space was available in Town Center Plaza.

Just a few blocks to the north of the above center is the 114,180 square foot K-Mart Center. Key tenants here are a 68,200 square foot K-Mart and Lou Miller's clothing store. This center also contains one of the few pharmacies in Montclair. The older K-Mart is small by today's discount store standards and several ancillary stores here are in need of new facade treatment.

Although slightly smaller than the above centers, the Best Plaza, located at the southwest corner of Central and Arrow, also accommodates general merchandise shopping needs in the city (number 11 on Table 42). Outside Montclair, but within the extended community, are three additional community-level centers and two major freestanding general merchandise outlets. These centers include Mountain Green in Upland, Ontario Plaza, and Indian Hill Village, which is now undergoing expansion and transformation into a major shopping mall. Each of these centers serves a portion of Montclair as well as other consumers who potentially would shop in Montclair if these centers did not exist.

EXHIBIT 10
MAJOR RETAIL CENTERS
MONTCLAIR AND VICINITY
UPLAND
ONTARIO
MONTCL
CLAREMONT
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Montclair currently has only two neighborhood shopping centers of more than 50,000 square feet; ironically both of these are located on Central Avenue less than a quarter mile apart. Characteristics of one of these, Town Center Plaza, were described previously. The other prominent neighborhood-scale center, located south of Palo Verde on Central is anchored by a Stater Bros. market. This very attractive smaller center is heavily patronized by area residents. Approximately 9.3 percent of the total leasable area in this center was vacant as of the date of our field survey.

Even a cursory examination of the map of major retail centers in this general area reveals an absence of shopping opportunities in southwestern Montclair. Residents of this area must travel outside their neighborhood for basic goods and services or shop at the small Kingsley Plaza convenience center located at Kingsley and Mills. Many residents of this area now shop at The Boys Supermarket and the adjacent Oasis shopping center in Pomona (number 14 on Table 42).

Not only are developed neighborhoods of southwestern Montclair poorly served by existing neighborhood and convenience centers, but residents even further south in the city have even fewer local shopping opportunities. As the scale of residential development increases south of Mission Boulevard, consumer demand will rise to a level adequate to support a new neighborhood center here.

Table 42

Neighborhood and Community Scale Retail Center

MAP NO.	PROJECT/LOCATION	SIZE IN SQUARE FEET** TOTAL	VACANT	STORES	LEASE, RATE, ANCHOR TENANCTS, & COMMENTS
1	Mountain Plaza N.W. corner Baseline & Mountain, Upland	54,300	3,240	18	$0.58-$0.67 per sq.ft. triple net. Anchor tenant in five year old center is 24,520 sq.ft. Stater Bros market. Center is adjacent to the Upland Northwest Center but under separate ownership. Attractive, well maintained project with good access and visibility.
2	Upland Center S.W. corner Foothill & Mountain, Upland	89,700	6,000	20	$0.70-$0.75 per sq.ft. triple net. Anchor tenants are 25,300 sq.ft. Stater Bros market and 20,700 sq.ft. Pic N Save. Center is seven years old, with good access.
3	Mountain Green S.W. corner Mountain & 8th Street, Upland	164,550	5,240	34	$0.85 per sq.ft. triple net (7th St. facing), $1.00-$1.35 per sq.ft. triple net (Mountain St. facing) Two and one-half year old center anchored by Mervyns (78,500 sq.ft.) and Longs (24,750). An additional 21,490 sq.ft. is in three freestanding buildings (two restaurants and a vacant former Cal Stereo, 7,080 sq.ft.).
4	Fed Mart 1333 N. Mountain, Ontario	154,870	0	3	Center is comprised of Fed Mart and two freestanding buildings: Fed Mart auto shop (7,070 sq.ft.) and Toys R Us (34,850 sq.ft.).
5	Alpha Beta S.W. corner Mountain & Flora, Ontario	51,080	6,500	10	$0.45 per sq.ft. triple net. Older center, anchored by 24,150 sq.ft. Market Basket. Freestanding buildings total 4,802 sq.ft. (Alphy's restaurant and photo processing booth).
6	Ontario Plaza 4th and Mountain Ontario	184,880	7,660	36	$0.65-$0.85 per sq.ft. triple net. Two part center constructed in 1957 (Bank of America center located across 4th St. is under same ownership). Anchor tenants are: Market Basket (31,230 sq.ft.), Thrifty (18,000 sq.ft.), J. M. MacDonalds clothing store (29,600 sq.ft.). Freestanding Bank of America building (14,780 sq.ft.) is currently under construction.
7	Central Village S.W. corner Central & Arrow, Upland	56,850	22,740	75	Commercial condominium project which has both stores and office for sale. Project consists of six one-story buildings with very attractive wood facade and tile roofs. Project has a total of 75 units, each sized at 758 sq.ft. and available for purchase at a base price of $75,000 ($99.00 per sq.ft.). Units come complete with restroom, air conditioning, heating, and lighting. In addition, a $2,000 build-out allowance is incorporated into the purchase price to provide for floor and window coverings and limited partitioning. Seventy-five percent financing is available at 13 7/8 percent (variable), amortized over 25 years and due in three years. Units are owned on a fee-simple basis and include a $40.00 per month per unit common area charge. A limited number of lease back arrangements are available through private investors at $0.70 per sq.ft. triple net. The project was completed February 17, 1981; no pre-sales. Of the 45 units sold to date, approximately 60.0 percent of the units are office related with the remaining 40.0 percent retail.
8	K-Mart Center Central between Fwy. 10 & Palo Verde, Montclair	114,180	0	10	Lease rate unavailable. Older center anchored by 68,200 sq.ft. K-Mart and 25,390 sq.ft. Lou Millers store. Freestanding medical office and pharmacy totaling 4,750 sq.ft. share parking facilities with center.
9	Town Center Plaza S.W. corner Central & San Bernardino Street, Montclair	107,150	16,000	19	$0.75 per sq.ft. triple net. Two year old center anchored by Mayfair Market (30,350 sq.ft.), Federated Group Stereo (20,480 sq.ft.) and movie theater (19,760 sq.ft.). Center also includes three freestanding restaurants totaling 8,740 sq.ft. & film processing booth.
10	Stater Bros Center 9515 Central (s. of Palo Verde), Montclair	53,700	4,990	27	$0.75 per sq.ft. triple net. Three year old center anchored by 24,720 sq.ft. StaterBros Market, with good access and visibility. Vacancies are primarily in section blocked by Arco station at front of lot. Center includes freestanding Jack-in-the-Box (2,220 sq.ft.) and film processing booth.
11	Best Plaza S.W. corner Central & Arrow, Montclair	87,310	0	8	$0.80 per sq.ft. triple net. Center is adjacent to North Montclair Plaza, anchored by Best (66,740 sq.ft.). Freestanding Don Jose's Restaurant (8,420 sq.ft.), Santa Barbara Savings & Loan (3,660 sq.ft.) and a film processing booth comprise an additional 12,520 sq.ft.

Table 42
(Continued)

12	Entertainment Plaza Monte Vista at San Jose Montclair	83,740	0	8	Center consists of freestanding restaurants in addition to health club (23,290 sq.ft.) and Cinema (22,230 sq.ft.). Total does not include nurseryland at 5095 Plaza Drive.
13	Claremont Heights Center S.E. corner Mills & Baseline, Claremont	58,680	2,800	18	$0.70 per sq.ft. triple net. Attractive, two and one-half year old center anchored by Von's (30,800 sq.ft.). Located in primarily residential area. Center has freestanding Republic Federal Savings & Loan (5,760 sq.ft.).
14	The Boys' Supermarket N.W. corner Indian Hill and Holt, Pomona	60,540	0	6	The Boys Supermarket (49,460 sq.ft.) is anchor tenant in newer freestanding building adjacent to small, older retail center (Saint Paul Plaza). Immediately adjacent to the north is the Oasis Shopping Center, 471-473 Indian Hill, an older center with 32,780 sq.ft. of which 9,150 sq.ft. is currently vacant.
15	Indian Hill Mall S.W. corner Indian Hill and Holt, Pomona	290,000	0	4	$0.84-$3.33 per sq.ft. triple net. Twenty-six year old center anchored by Sears (119,000 sq.ft.) and J. C. Penney (100,000 sq.ft.) in process of renovation and expansion. Center will comprise a total of 85 stores (totalling 500,000 sq.ft.); currently,anchors Newberry's variety store and Roberts clothing store are in operation.
16	Gemco 1355 Indian Hill, Pomona	104,330		1	Freestanding establishment.
17	Town Center S.W. corner Towne & Arrow Pomona	106,980	74,930	2	Nearly vacant center altated for renovation. Approximately 15 year old center has two tenants, a 30,110 sq.ft. furniture store and laundry.

	SIZE IN SQUARE FEET** TOTAL	VACANT	STORES
Total in Major Centers (50,000 sq.ft. each)	1,822,840	150,095	8.2% Vacancy
Smaller Retail Centers	756,720	115,480	15.3% Vacancy
Freestanding Retail	2,813,074	114,140	4.1% Vacancy
Montclair Plaza (incl. North & South Plaza & freestanding establishment)	1,030,579	8,550	0.8% Vacancy
TOTAL Commercial Space in Survey Area	6,423,213	388,265	6.0% Vacancy

*Centers of 50,000 sq.ft. or larger in area bounded by San Antonio Avenue, Towne on the west, Baseline Road on the north, San Antonio Avenue in Ontario on the east and Francis Avenue on the south.

**Size of retail center excludes space in ancillary freestanding businesses.

Source: Field survey by Alfred Gobar Associates, Inc.

The specialized Entertainment Plaza and Montclair Plaza itself merit special consideration. Immediately north of the San Bernardino Freeway at Monte Vista is the Montclair Entertainment Plaza, consisting of several quality restaurants, an eight-screen cinema, and the Holiday Spa Health Club. Most businesses in the Entertainment Plaza were completed during late 1980 and early 1981. The positive fiscal impact of this development has already been felt in terms of taxable retail sales receipts at eating and drinking establishments. During the first half of 1980, such businesses in Montclair collectively had receipts of $7.2 million. This rose to $9.3 million for the first six months of 1981. This specialty center has a strong complementary linkage with Montclair Plaza and provides a strong positive image for the city's commercial core.

Montclair Plaza has long been the cornerstone not only of commercial development in the City of Montclair, but also for regional shopping in western San Bernardino County. Since the main center first opened in 1968, it has expanded to include the North Plaza Montgomery Ward complex and multi-tenant South Plaza Building. In addition, several freestanding restaurants, financial institutions, and automotive centers are included in the center's site. Some 92 retail businesses containing a total floor space of 1,030,000 square feet currently operate under the Montclair Plaza umbrella. In December 1981, only two suites in the Plaza were vacant and these contained less than 8,600 total square feet. The heart of Montclair Plaza, of course, is the 684,000 square foot main building anchored by May Company, J.C. Penney, and the Broadway department stores. (The Entertainment Plaza is under separate ownership and management.)

Although Montclair Plaza is an older regional mall and is not as large as newer malls now being constructed, it nonetheless continues to serve as the dominant regional center for western San Bernardino and extreme eastern Los Angeles Counties. In recent years, some contraction of the Plaza's trade area has occurred with the development of the Puente Hills Mall to the west. Major centers now under renovation or planned for future development within the region will impact the mall to some

degree, but it will remain a dominant fixture among the region's major shopping centers. The precise nature and potential impact of new regional malls in this general area will be discussed in a subsequent report.

Frequently rumors surface that various expansion plans are under consideration for the Plaza. Typically this speculation centers around an expansion northward from the main plaza toward Moreno, but such a change would require additions to the existing parking area. As of this writing, no concrete proposals for either expansion or major alteration of Montclair Plaza have been presented to the city.

The Montclair Plaza area and associated Montclair Entertainment Center serve as the suburban downtown for the West Valley. Despite occasional problems of internal traffic circulation, this area remains an attractive business district, drawing consumers from considerable distances. Impending competition from new regional shopping centers will prompt municipal and private sector cooperation on such items of mutual interest as the Center's visual appearance and operational quality.

Residual Retail Demand

Demand levels for some 80 types of individual commercial establishments in Montclair were calculated, taking into account current population levels, the household income distribution, and probable expenditure profiles. The gross demand in square footage terms for each type of retail store and office-related service outlet was then compared with the existing inventory of commercial space obtained through the December 1981 land use survey. Separate analyses were calculated for the City of Montclair and the entire Montclair extended community area. Demand figures were then compared with the existing inventory of retail and office-related space in order to determine if there were any categories of unmet consumer demand which might indicate possible commercial development opportunities.

Very few categories of retail businesses and service activities show an unserved consumer demand within the City of Montclair, as shown in Table 43. In most instances, the gross residual demand is, in fact, negative, indicating commercial overdevelopment if the city served only the needs of its local residents. High positive values for gross residual square feet are significant only for retail nurseries and garden supply outlets, grocery stores, retail bakeries, and selected types of professional and business services.

Our field inventory and theoretical analysis revealed a shortage of 25,000 square feet of grocery store space in Montclair at the present time. This amount, however, falls short of the typical sized supermarket now being built by major grocery chains. A small supermarket or convenience outlet could be added in Montclair now, assuming appropriately located sites are available. In particular, the extreme northwestern and southwestern areas of the city would be the most suitable areas for such a commercial development. Unfortunately, there is very little unserved demand for other convenience and specialty store outlets, suggesting inadequate support now for a full-scale neighborhood center on the order of 60,000 square feet or more.

Business and professional office space users, such as engineering firms, accounting and bookkeeping services, and miscellaneous business services offer the strongest potential for immediate commercial development within Montclair. The field inventory revealed a theoretical shortage of over 21,000 square feet of space in these categories of interest. Available office sites along Palo Verde Street can easily accommodate this scale of new commercial development. In the interest of long-term geographical dispersion, additional commercial sites along Holt Boulevard and north of the Plaza area would also be suitable for future office development. The following section of this report will examine office market conditions in Montclair in greater detail.

Some support for additional retail opportunities in Montclair may also be derived from an analysis of unmet demand in adjacent neighborhoods of surrounding cities. When the match between theoretical consumer demand and supply of existing businesses in

the Montclair extended community is analyzed, a slightly wider range of potential retail outlets appears to be feasible for near-term development. The data shown in Table 43 reveals that demand levels for retail nurseries and garden supply stores, miscellaneous general merchandise outlets, retail bakeries, photocopy shops, and miscellaneous personal and repair services are statistically significant. Although this does not indicate significant market potential for an integrated retail center, a large free-standing nursery and garden supply outlet can be accommodated here.

Given the intensity of commercial development in Montclair and growing number of larger centers located immediately adjacent to the city, it would be difficult to support a new neighborhood-scale or large specialty center in this market area under current conditions of consumer demand. However, a smaller convenience center should find good market support in southwestern Montclair. Within the next three or four years anticipated residential growth on the extreme southern margin of Montclair will probably be adequate to justify a major neighborhood-scale center south of Holt Boulevard.

Table 43

Commercial and Service Land Use Analysis for the City of Montclair, December 1981

SIC Code	Category	Gross Residual Demand (Sq. Ft.)	Typical Store Size (Sq. Ft.)	Percent Capture Required
	Building Material and Hardware			
521	Lumber & Building Materials	(37,950)(b)	5,700	N.F.
522	Plumbing & Heating Equipment	(900)	3,700	N.F.
523	Paint, Glass, Wallpaper	(34,490)	2,300	N.F.
524	Electrical Supply	(28,060)	3,000	N.F.
525	Hardware	(129,220)	5,700	N.F.
526	Retail Nurseries & Garden Supply	31,550	3,000	9.5
	General Merchandise			
531	Department Stores	(430,965)	39,800	N.F.
533	Variety Stores	(193,000)	18,000	N.F.
539	Miscellaneous General Merchandise	18,910	3,400	18.0
	Food Stores			
541	Grocery Stores	6,795	30,000	N.F.
542	Meat & Fish Markets	2,285	1,440	63.0
543	Fruit & Vegetable Stores	4,025	2,000	49.7
544	Candy, Nut & Confectionary	(190)	1,400	N.F.
545	Dairy Products	(21,420)	1,500	N.F.
546	Retail Bakeries	25,520	1,300	5.1
549	Miscellaneous Food Stores	235	2,300	N.F.
	Automotive			
551	Motor Vehicle Sales	(89,025)	9,500	N.F.
553	Tires, Batteries, & Accessories	(123,890)	6,500	N.F.
554	Service Stations	6,280	1,500	23.9
557	Motorcycle Dealers	(9,760)	3,000	N.F.
559	Misc. Automotive & Boat Dealers	8,385	2,500	29.8
	Apparel			
561	Men's & Boys' Clothing	(13,785)	2,070	N.F.
562	Women's Ready-to-Wear	(35,115)	3,360	N.F.
563	Women's Accessory	6,250	2,300	36.8
564	Children's & Infants' Wear	950	3,500	N.F.
565	Family Clothing	(47,875)	3,600	N.F.
566	Shoe Stores	(67,940)	3,200	N.F.
569	Misc. Apparel & Accessories	(31,730)	1,500	N.F.
	Furniture			
571	Furniture & Furnishings	(163,985)	10,200	N.F.
572	Household Appliances	(16,445)	2,600	N.F.
573	TV, Radio, & Music Stores	(51,865)	3,000	N.F.
	Eating & Drinking			
5812	Eating Places	(343,330)	2,400	N.F.
5813	Drinking Places	(34,665)	800	N.F.

Table 43
(Continued)

	Miscellaneous Retail			
591	Drug and Proprietary	(76,885)	7,700	N.F.
592	Liquor Stores	2,305	2,200	95.4
593	Antique & Second Hand	6,980	4,000	57.3
5941	Sporting Goods	(41,100)	2,800	N.F.
5942	Book and Stationery	(12,950)	2,000	N.F.
5944	Jewelry Stores	(16,495)	1,500	N.F.
5945	Hobby, Toy, & Game Shops	(49,390)	2,000	N.F.
5946	Camera & Photography Supplies	(4,935)	1,000	N.F.
5947	Gift & Novelty	(57,570)	1,800	N.F.
5949	Sewing & Fabric Stores	(21,840)	3,000	N.F.
5992	Florists	(14,435)	1,300	N.F.
5999	Other Miscellaneous Retail	(74,165)	1,000	N.F.
	F.I.R.E.			
602	Commercial Banks	(64,415)	4,000	N.F.
612	Savings & Loan Associations	(43,500)	3,000	N.F.
614	Personal Finance	(12,590)	1,200	N.F.
621	Security & Commodity Brokers	(2,315)	1,500	N.F.
641	Insurance Agents	(5,615)	700	N.F.
653	Real Estate Agents & Escrow Cos.	(106,360)	950	N.F.
	Personal Services			
7215	Coin Laundries	(19,405)	2,100	N.F.
7216	Dry Cleaners	(31,910)	1,300	N.F.
722	Photo Studios	2,065	1,100	53.3
723	Beauty Shops	(16,410)	1,300	N.F.
724	Barber Shops	4,595	700	15.2
725	Shoe Repair	1,035	700	67.6
736	Employment Agencies	(12,040)	600	N.F.
733	Photocopy Shops	3,880	500	12.9
729	Miscellaneous Personal Services	55,000	1,200	2.2
739	Equipment Rental	(19,085)	4,000	N.F.
	Repair Services			
753	Automotive Repair	(78,240)	3,000	N.F.
754	Misc. Automotive Repair	500	1,600	N.F.
762	Electrical Repair	19,485	1,400	7.2
763	Jewelry & Watch Repair	1,635	400	24.5
764	Furniture Repair	(4,615)	800	N.F.
769	Miscellaneous Repair	42,780	800	1.9
	Entertainment & Miscellaneous Services			
783	Motion Picture Theatres	(57,530)	(c)	N.F.
791	Dance Studios	2,215	1,000	45.2
793	Bowling Alleys	(101,550)	14,000	N.F.
799	Misc. Entertainment Services	(160,450)	2,000	N.F.
472	Travel Agencies	(11,525)	900	N.F.
	Professional and Business Services			
801	Physicians' Offices	(24,400)	1,100(d)	N.F.
802	Dentists' Offices	(11,840)	1,100(d)	N.F.
804	Offices of Other Health Prac.	(55,720)	600	N.F.
811	Legal Services	(65,335)	900	N.F.
891	Architectural & Engineering	18,390	2,400	13.1
893	Accounting & Bookkeeping	(25,900)	700	N.F.
7399	Misc. Business Services	2,290	1,200	52.4
8999	Misc. Professional Services	(88,140)	1,000	N.F.

NOTES:
(a) Extended Community includes the area defined in Exhibit 3.

(b) Figures in parentheses show negative residual demand or oversupply on basis of local population characteristics.

(c) Size varies widely.

(d) Square feet per practitioner.

Future Retail Demand

Several retail projects now under construction and proposed for future development within the Montclair extended community could potentially affect the market performance of existing retail and service businesses in the city. Table 44 lists key project characteristics at all known retail developments which are either under construction or planned for development within the Montclair extended community, with the exception of the 210,000 square foot addition and renovation to Pomona's Indian Hill Mall. Approximately 115,000 square feet of new retail space is presently under construction and building permits have been issued for an additional 43,500 square feet of commercial development in this general area. With one exception, all projects now under construction or for which building permits have been issued are in relatively small projects located in Claremont or Pomona.

The largest retail project now under construction is the Claremont Center located west of Indian Hill Boulevard, just south of the San Bernardino Freeway (see letter A on Figure 25). The first phase of this center contains 86,700 square feet and will be anchored by a large Alpha Beta Super Store. The developers have already received municipal approval for a 62,000 square foot second phase to this center. Completion of the Claremont Center dampens the prospects somewhat for an additional convenience center which could be developed in the western portion of Montclair.

Several major retail developments are planned for future construction within this general market area. Some proposals would create additional automotive and furniture outlets along or proximate to Holt Boulevard. The largest proposed development is for a ten-acre neighborhood shopping center to be located at the southwest corner of Howard Street and Central Avenue in Montclair's southerly sphere of influence (letter Q on Figure 25). A request for a General Plan amendment to permit this development has been submitted. Construction activity is unlikely to begin before 1983 and the detailed tenant composition has not been determined. If such a

neighborhood center is built in this area, it would be a strong positive step in bolstering Montclair's basic convenience goods retailing component.

In addition to the renovation and upgrading of Pomona's Indian Hill Mall, several major regional centers have been proposed for the West Valley area (see Figure 26). These include possible development of regional centers in Rancho Cucamonga, at the Ontario International Center, a Chino Hills Mall, and a mall in the Phillips Ranch-Rolling Ridge Estates area of southwestern Pomona. Because of the complexity of potential impacts of such centers on Montclair Plaza and the strong likelihood that not all of these centers will actually be completed, the potential effects of new regional malls upon Montclair's commercial activities are examined in a separate report.

FIGURE 25

RETAIL PROJECTS UNDER CONSTRUCTION AND PROPOSED MONTCLAIR AND VICINITY

Table 44

Retail Projects Under Construction and Proposed December, 1981

MAP LTR.	PROJECT/LOCATION	DEVELOPER/AGENT	SQUARE FOOTAGE TOTAL	SQUARE FOOTAGE VACANT OR AVAILABLE	COMMENTS
	Under Construction				
A	Claremont Center S.W. corner Claremont Dr. & Indian Hill, Claremont	Elkins Dev. Corp.	86,708	17,200	$0.90-$1.00 per sq.ft. triple net. Phase I to consist of five buildings anchored by 47,008 sq.ft. Alpha Beta; occupancy is scheduled for March 1, 1982. Preleasing program started September 15, 1981. Phase II, comprising of 62,000 sq.ft. has received City approval and is expected to be underway in 12-18 months.
B	Claremont Village Center, S.E. corner Indian Hill & First St., Claremont	J.B.S. Dev. Co./ Grubb & Ellis	28,000 Retail	18,000	$1.10 per sq.ft. triple net. Retail portion of 108,000 sq.ft. office/retail project. Space preleased to date represents a restaurant to be in the old depot, with negotiations underway on an additional 10,000 sq.ft. (project has been on the market three and one-half months). Benjie's restaurant.
	Projects with Building Permits				
C	1672 N. Indian Hill Pomona	J.B.S. Dev. Co.	13,440	13,440	Two retail buildings (4,800 sq.ft. and 8,640 sq.ft.); building permits granted 9/14/81.
D	945 E. Holt, Pomona	Pacific Com. Dev.	6,659	6,659	Building permit granted September 1981.
E	1546 Mission, Pomona	Southland Corp.	2,400	0	Retail fast food outlet
F	265 N. East End, Pomona	So. Cal. Edison	21,000	0	Vehicle paint shop
	Projects in Plan Check				
G	10325-10355 Central Montclair	George Follmer	29,700	0	Two car dealerships (Porsche-Audi and Suburu).
H	4344-4346 Mission Blvd. Montclair	John Conley	11,000	11,000	Commercial portion of industrial/commercial complex to total 37,860 sq.ft. Development of commercial portion not expected to occur for two-three years, per owner.
I	South Side of Holt Blvd. West of Mountain, Ontario	Holt Investment Ltd.	10,270	0	Auto repair facility
J	North Side of Holt Blvd. West of Mountain, Ontario	W. P. Smith	3,900	0	Glass repair shop
	Approved Projects				
K	5499-5595 Holt Montclair	Associated Ind.	42,914	41,914	No lease rates set; project is on hold awaiting approval of financing. City approval is for a commercial center.
L	East side of Mountain South of Foothill Upland	Vanguard Develop.	46,000 Retail	46,000	$0.70-$0.80 per sq.ft. triple net. Combination retail/office development which will include 45,000 sq.ft. of office space, and two restaurant pads totaling 5,800 sq.ft. Retail portion of development is single level. No preleasing program. Project has an L-shaped lot with frontage on both Mountain and Foothill.

MAP LTR.	PROJECT/LOCATION	DEVELOPER/AGENT	SQUARE FOOTAGE TOTAL	SQUARE FOOTAGE VACANT OR AVAILABLE	COMMENTS
M	North side Holt, between Central & Vernon, Montclair	Devco West	42,668	0	Auto service center
N	5197 Holt, Montclair	Dave Tobias	29,000	0	Furniture Store
O	4900 block Holt, Montclair	Real Land Corp.	8,000	8,000	Addition to 16,600 sq.ft. Holt Plaza completed in August 1981. Financing for second phase is dependent on leasing 75% of existing center, now 53.0% leased at $0.65 per sq.ft. triple net. Developers own a third, contiguous parcel with max. of 8,000 sq.ft. of development potential and are negotiating with a small auto parts store and national fast food chain.
	Projects in Preliminary Planning				
P	N.E. corner Central & Arrow, Montclair	Eagle Development/ Cushman & Wakefield	52,000	0	$0.90-$1.15 per sq.ft. triple net. Approximately 50.0% of the space is under lease negotiations, with anchor tenant to be Wild West clothing store (13,000 sq.ft.) (higher lease rate relates to 6,000-8,000 sq.ft. restaurant site at corner of center). Construction financing is under negotiation with construction expected to commence second Quarter 1982.
Q	S.W. corner Howard & Central, Montclair	Art Hendrick	10 ac.	10 ac.	Neighborhood shopping center, expected to be anchored by grocery store. Project is pending General Plan amendment and EIR with development expected to occur 18-24 months from present. Current owner is in discussion with possible joint venture partner. No specific plans or square footage are available to date.
	Subtotals: Under Construction		114,708 sq.ft.		
	In Planning		318,951+ sq.ft.		
	Grand Total		433,659 sq.ft.		

Figure 26

Regional Centers
Existing and Proposed

MAP ID	CENTER	TOTAL SIZE IN SQUARE FEET	NUMBER TENANTS	YEAR OPENED	ANCHOR TENANTS AND COMMENTS
Existing Centers					
1	Montclair Plaza I-10 and Central Avenue Montclair	1,030,000	92	1968	May Company, J. C. Penney, Broadway & Montgomery Wards. Center includes a North Plaza complex & multi-tenant South Plaza building.
2	Puente Hills Mall Pomona Fwy & Azusa Ave. City of Industry	900,000	174	1974	Robinson's, The Broadway, J. C. Penney and Sears Roebuck. Two-level enclosed mall.
3	Eastland Shopping Center I-10 between Citrus & Barranca, West Covina	791,000	64	1957	May Company and Mervyn's Department Stores. Extensive restaurant row located east of mall.
4	West Covina Fashion Plaza I-10 between Sunset & Vincent Ave., West Covina	1,098,000	160	1976	Bullock's, The Broadway, J. C. Penney. Center includes large covered parking garage and several specialty restaurants
5	Tyler Mall Riverside Fwy. & Magnolia Riverside	819,000	88	1970	The Broadway, May Company, J. C. Penney.
6	Inland Center I-15E at Inland Center Dr. San Bernardino	844,000	78	N.A.	The Broadway, May Company, Sears Roebuck
	Average Size	930,300	109		
Proposed Centers					
A	Chino Hills Mall S.W. Corner Pomona Fwy. & Rt. 71, Unincorporated San Bernardino County	1,000,000	N.A.	1985-86	To occupy 89.8 acre parcel of Rolling Ridge Estates community. Developer, Bramales of Toronto, Canada has obtained letter of intent from May Company to be one of anchor tenants. City of Chino has filed lawsuit to block entire project.
B	Phillips Ranch Regional Mall N.W. Corner Pomona Fwy. & Rt. 71, Pomona	800,000	N.A.	No firm timetable	Part of Phillips Ranch Development, mall is under aegis of Pomona Redevelopment Agency. Proposed size of 800,000 sq.ft. on 50 acres is based upon 1978 master plan. Planning is being kept under wraps by Redevelopment Agency allegedly to gain advantage over proposed Chino Hills Mall.
C	Ontario International Centre Mall, N.E. corner Haven & I-10, Ontario	1,000,000+	N.A.	No specific timetable	Site is only one portion of 518± acre commercial industrial area at site of former Ontario Motor Speedway. Chevron Land and Development Co. and The Meredith Company are major proponents.
D	Lakefront Regional Center N.E. corner Foothill Blvd. & Devore Fwy., Rancho Cucamonga	1,160,000	150+	Spring 1985	Proposed six-anchor super-regional center with two levels of shopping. As of January 1982 commitment had been received from The Broadway, May Company, and Walker Scott major tenants. Ernest Hahn, Inc. and Foothill Associates are developers.

Source: Field survey by Alfred Gobar Associates, Inc. of municipal and county planning departments.

OFFICE MARKET ANALYSIS

Although certain office-related activities such as financial institution branches and insurance and real estate offices primarily serve the residents of a given locality, the absorption of office space more generally is somewhat independent of local population characteristics. Regional and local employment changes in finance, insurance, and real estate services; medical and dental activities; and miscellaneous general business and professional firms constitute the major source of demand for private sector office space. An understanding of current office market conditions in the Montclair extended community require some familiarity with historic and more recent trends in the western San Bernardino County office market.

Metropolitan Area Office Environment

The trend of office-related employment in Riverside and San Bernardino Counties since 1972 is shown in Table 45. Office-related employment in the two counties increased by an average of 2,358 jobs per year between 1972 and 1980. This type of employment grew particularly fast from 1976 through 1979, but has been sharply curtailed in recent months. Preliminary estimates based upon partial year data for 1981 show that office employment now is expanding at a rate about one third the historic level.

Table 45

Office Employment Trends

1972 - 1981

RIVERSIDE-SAN BERNARDINO-ONTARIO, CALIFORNIA SMSA

Year	Office Employment	Change	Office Employment as a Percent of Nonagricultural Wage and Salary Employment
1972	31,610		10.1
		2,460	
1973	34,070		10.3
		610	
1974	34,680		10.4
		(110)	
1975	34,570		10.4
		2,490	
1976	37,060		10.7
		3,130	
1977	40,190		10.7
		4,470	
1978	44,660		10.9
		4,630	
1979	49,290		11.5
		1,180	
1980	50,470		11.6
		840	
1981 p	51,310		11.8
Average Annual Change: 1972 - 1980		2,358	

Note: Figures in parentheses indicate negative change.

Source: Compiled from U. S. Bureau of the Census County Business Patterns and California Employment Development Department.

As indicated in Table 46, office employment change during the 1970s was sufficient to support a theoretical absorption of approximately 793,000 square feet of new office space annually. This absorption potential, however, has varied widely from year to year, depending upon general economic conditions. For example, during 1979 the two-county area's economy supported the capacity to absorb 1,582,000 square feet of new office space. The current economic slowdown has reduced the absorption potential at the present time to slightly over 303,000 square feet per year.

Table 46

Simulated Annual Average Growth in Demand for Office Space

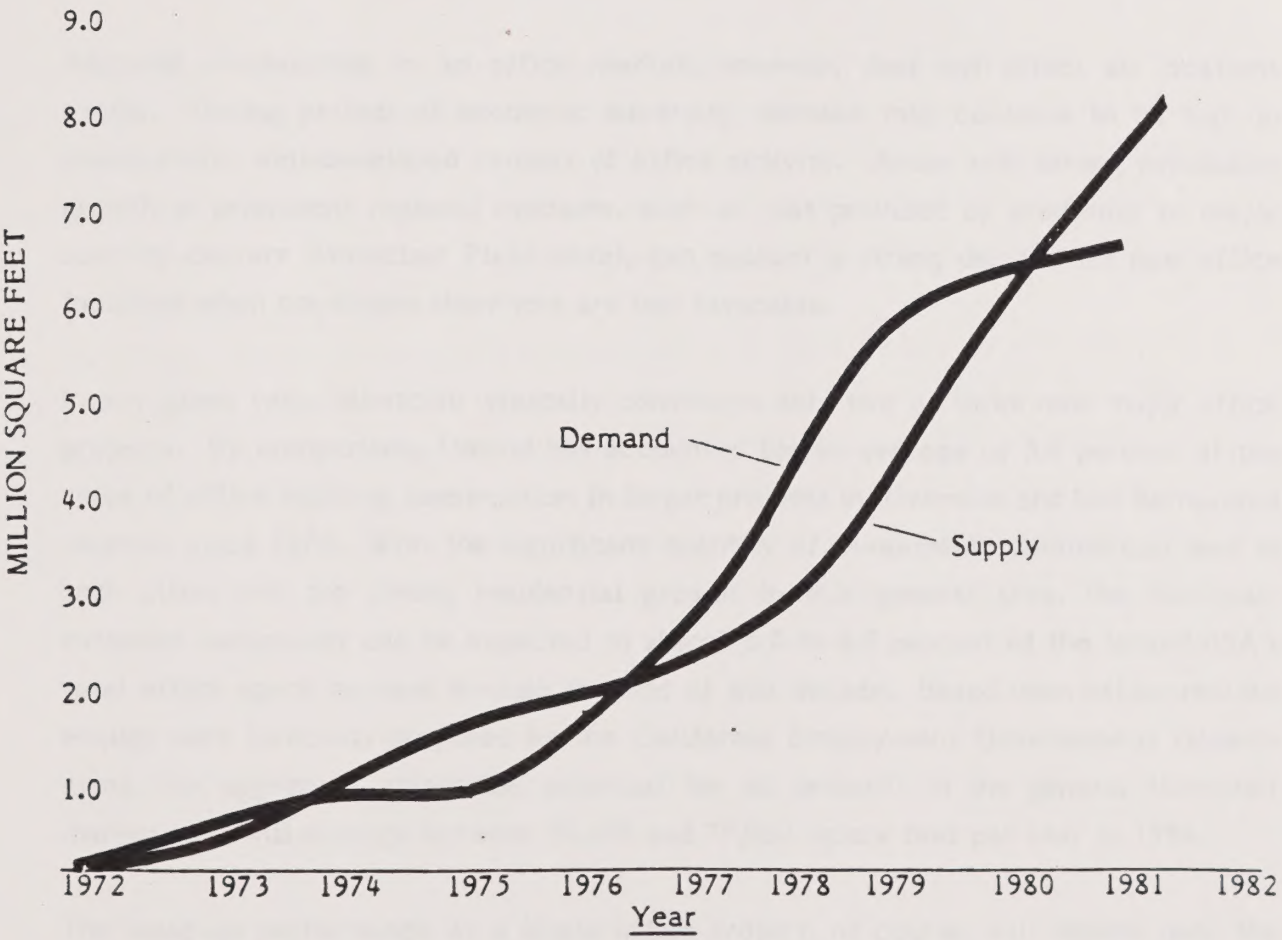
RIVERSIDE-SAN BERNARDINO-ONTARIO SMSA

	Annual Average 1972 - 1980		1980 - 1981 Preliminary	
Type of Offices	Change in Office Employment	Floor Space Demand (Sq. Ft.)	Change in Office Employment	Floor Space Demand (Sq. Ft.)
Financial	425	134,375	200	64,000
Insurance and Real Estate	425	127,500	(100)	(30,000)
General Offices	1,041	359,094	510	184,250
Medical Offices	466	172,513	230	85,100
Total	2,357	793,482	840	303,350

Source: Alfred Gobar Associates, Inc. based on data provided by U.S. Bureau of the Census, County Business Patterns.

One can estimate the annual amount of office space completed by application of construction cost coefficients to building permit data compiled by the U.S. Bureau of the Census and Security Pacific National Bank for each municipality and for unincorporated areas of Riverside and San Bernardino Counties. Table 47 shows in graphic form the cumulative relationship between office supply and demand trends in this general area. With the exception of the 1974-1975 recession, supplies usually lagged behind the absorption potential supported by employment-induced demand until 1979. The shortage of office space which appeared during early 1977 persisted into early 1980. Concurrently, the delivery of new office space in the two-county area accelerated sharply after 1978 while demand began to taper off.

Table 47
Cumulative Supply and Demand
for Office Space
RIVERSIDE-SAN BERNARDINO-ONTARIO SMSA



The graph in Table 47 shows that the Riverside-San Bernardino-Ontario SMSA's office market is now oversupplied. This surplus is on the order of 800,000 total square feet. The persistence of such a surplus condition depends in part of the timing of economic recovery, but there are no signs that the rate of new office construction in this metropolitan area is slowing. Over 1.1 million square feet of new office space is in the construction pipeline now and expected to be completed during the first nine months of 1982. An even larger quantity is in the planning stages.

Regional overbuilding in an office market, however, does not affect all locations evenly. During periods of economic adversity, demand may continue to be high in traditionally well-developed centers of office activity. Areas with strong population growth or prominent regional exposure, such as that provided by proximity to major activity centers (Montclair Plaza area), can support a strong demand for new office facilities when conditions elsewhere are less favorable.

In any given year, Montclair typically constructs only two or three new major office projects. By comparison, Upland has accounted for an average of 3.6 percent of the value of office building construction in larger projects in Riverside and San Bernardino counties since 1972. With the significant quantity of developable commercial land in both cities and the strong residential growth in this general area, the Montclair extended community can be expected to absorb 5.0 to 8.0 percent of the total SMSA's total office space demand through the end of this decade. Based upon office-related employment forecasts prepared by the California Employment Development Department, the aggregate absorption potential for all projects in the general Montclair market area will average between 50,000 and 77,000 square feet per year to 1986.

The lease-up performance at a single office project, of course, will depend upon the type of space provided, number of directly competitive projects, and such financial terms as lease rate or for-sale prices of condominium office space.

Montclair Study Area Office Conditions

As part of the land use analysis, all existing private sector office space and new office space under construction in the Montclair area was inventoried by the Consultants during December 1981. The field survey also included the collection of data pertinent to projects in the planning stages. Interviews with municipal officials as well as major commercial brokers were also conducted.

The survey identified a total of 940,000 square feet of leasable or saleable office space in the Montclair extended community. Of that total, only 285,200 square feet were within Montclair itself. As shown in Table 48, approximately 28,900 square feet of private sector office space was vacant at the time of the survey for an overall vacancy rate of 10.9 percent.

This indicates a close equilibrium between office space supply and demand. A vacancy factor of 10.0 percent is considered "healthy" in a dynamic market which is assimilating new projects satisfactorily. New office developments recently completed and under construction have achieved strong market penetration. This factor suggests that the overbuilding in the metropolitan area as a whole is going to focus on locations other than the immediate Montclair area.

Table 48

Office Space Inventory
December 1981
City of Montclair

Category	Square Feet	Vacant or Available: Square Feet	Vacant or Available: Percent
Standing Inventory			
Financial	57,680	0	0.0%
Insurance and Real Estate	24,470	0	0.0
Medical/Dental	114,230	6,000	5.3
General Office	68,850	22,880	33.2
Subtotal	265,230	28,880	10.9%
Under Construction			
Speculative For Sale	0	0	0.0
Speculative For Lease	20,000	10,000	50.0%
Subtotal	20,000	10,000	*
GRAND TOTAL	285,230	38,880	*

*Overall vacancy rate cannot be determined as some tenants committed to space under construction are likely to be current occupants of offices included in the standing inventory.

Source: Alfred Gobar Associates, Inc.

Six major office projects were fully leased in the Montclair vicinity as of the date of our field survey. Detailed characteristics of each of these projects are shown in Table 49 and their locations are mapped on Table 50. Three of these are medical office buildings situated immediately adjacent to Doctors' Hospital on San Bernardino Avenue. More than 40.0 percent of all private sector office space in Montclair is occupied by medical and dental practitioners.

Salient characteristics at each of the major office projects with vacancies in the Montclair extended community are summarized in Table 50. Locations of these office vacancies are shown on Table 51. Most vacant space in new complexes in this area is offered for rents averaging $0.80 to $1.00 per square foot per month.

Among newer office complexes, the largest amount of vacant space in Montclair currently is in the Monte Vista Plaza, located on Palo Verde, east of Monte Vista (number 1 on Table 52). This 47,000 square foot complex of three very attractive buildings was completed in November 1981. General Telephone Company pre-leased two of the three buildings, occupying 28,000 square feet of space.

Only one other office complex contains a vacancy of more than 5,000 square feet in Montclair. This is the Monte Vista Professional Center (number 2 on Table 52), which is primarily intended for medical space users. This five-year old project offers space for $0.80 per square foot monthly on a modified net lease.

Several large office vacancies currently exist at projects located on Mountain Avenue in Upland. This situation reflects the intensity of commercial development in this portion of Upland during the past three years and current sluggishness in demand for new office space.

Table 49

Major Fully-Leased Office Projects

MAP LTR.	PROJECT/LOCATION	SIZE IN SQ. FT.	COMMENTS
A	Montclair Medical Square 4950 San Bernardino Montclair	12,700	Older medical/dental building
B	5050 San Bernardino Montclair	14,260	Older medical/dental building
C	Park Plaza Medical Group 9675 Monte Vista, Montclair	15,000	No current lease rate available
D	Foothill Village West N.W. corner Foothill and Mountain, Upland	17,000	$0.90 per sq.ft. triple net. Newer one-story building with tile roof. Office suites range in size from 1,000-3,600 sq.ft. The project currently has one retail user (Nautilus Health Club) totaling 2,000 sq.ft.
E	141-161 N. Mountain, Upland	20,000+	$0.70 per sq.ft. + utilities + janitorial (for pure office space). Project consists of a one-story brick office building along Mountain together with combination office/warehouse buildings in the rear of project. In addition to the 6,000 sq.ft. of pure office along Mountain, an additional 14,000± sq.ft. of office/warehouse space has been built-out to pure office in the rear of project. Project is ten years old, in good condition.
F	The Courtyard 521 N. Mountain, Upland	26,000 Office/Retail	Two-story office/retail building, formerly a Michael's Market, remodeled two years ago. Retail users represent 5,600 sq.ft. with the remainder in office use. Building has interesting design features, including an interior court, and has good visibility.
	Subtotal	104,960	
	Fully Leased Projects 10,000 Sq.Ft.	96,870	
	GRAND TOTAL FULLY LEASED	201,830	

TABLE 50
MAJOR FULLY LEASED
OFFICE PROJECTS

MONTCLAIR STUDY AREA

Table 51

Major Office Projects With Vacancies

MAP NO.	PROJECT/LOCATION	SIZE IN SQUARE FEET TOTAL	VACANT	COMMENTS
1	Monte Vista Plaza 4959 Palo Verde Montclair	47,000	19,000	$0.87 per sq.ft. triple net average (location in project may effect rate). Project consists of three two-story wood and masonry buildings in a well landscaped environment. General Telephone preleased two of the three buildings totaling 28,000 sq.ft. Individual office suites in remaining building for lease come complete with carpeting, paint, air conditioning, heat, etc. (tenant improvement allowance approximately $7.00 per sq.ft.). Project has excellent freeway visibility and access.
2	Monte Vista Professional Center, 9625-9655 Monte Vista, Montclair	40,000	5,000	$0.80 per sq.ft. modified net (leasee pays utilities). Four single-story buildings approximately five years old, with majority of the space in medical use.
3	SE corner Indian Hill & American Ave. Claremont	10,700	10,700	$0.85 per sq.ft. triple net. One-story office building with four 2,800 sq.ft. suites, completed in May 1981. Building has limited visibility and is located in redevelopment-targeted section of Pomona.
4	120 San Jose, Claremont	11,760	7,800	Owners attempting to sell entire project. Project consists of two existing buildings sized at 9,300 sq.ft. and 2,460 sq. ft. which currently act as a facility for the Boy Scouts of America. Purchase price on the entire project is $395,000 with no available financing. Buildings were initially completed in 1958 and at one time acted as an elementary school. The existing site has potential to build an additional 25,000 sq.ft. of office space.
5	Gracias A Dios 678 Indian Hill Blvd. Claremont	10,000	400	$0.70-$0.90 per sq.ft. full service. Very attractive two- and three-story office complex completed August 9, 1974, in excellent condition. Upgraded building which includes red brick, wood and stucco exterior. Below market lease rate made possible through 9.0% loan on project. Project has excellent visibility and access.
6	985-987 Foothill Blvd. Claremont	11,120 Office/ Retail	2,280	$0.60 per sq.ft. triple net. One two-story building with second-story offices and one one-story mixed retail/office building, both approximately one year old. Project is located to rear of freestanding attorneys' office (4,125 sq. ft.) and has limited visibility.
7	675 W. Foothill Blvd. Claremont	24,570	840	Three-story L-shaped office complex approximately eight years old, in excellent condition. General office and financial tenants, including Prudential and New York Life Insurance Companies.
8	Griswolds Old School House, N.W. corner Indian Hill Blvd & Foothill Blvd. Claremont	22,000 Office	4,500	$1.00 per sq.ft. triple net. Combination office/retail and restaurant development located within the former Claremont High School. The original structure was built in 1911 and utilized as the Claremont High School until 1967 when the property was condemned. The project was later remodeled into a restaurant and shops. The current owners purchased the project in January 1981 at which time an 11,000 sq.ft. theater was converted to atrium offices together with 11,000 sq.ft. of former retail space (retail development currently totals approximately 36,000 sq.ft.). Very attractive one- and two-story white masonry complex with red tile roofs.

Table 51
(Continued)

MAP NO.	PROJECT/LOCATION	SIZE IN SQUARE FEET TOTAL	VACANT	COMMENTS
9	Baseline Professional Building, 540 W. Baseline Claremont	15,140	4,000	$0.75 per sq.ft. triple net. Two one-story medical/dental buildings, constructed in 1/1981. Suites range from 900-2,800 sq.ft. Project has good visibility and access
10	Montclair Business Park 4650 Arrow Hwy. County	24,000 Office/ Retail	1,680	$0.60 per sq.ft. full service. Project consists of two one-story, 12,000 sq.ft. buildings which opened July 1, 1980. Buildings have attractive facades and are in excellent condition. Per lease agent, approximately 50.0 percent of tenants are office users. In addition to the two commercial buildings, the project includes several office/warehouse buildings at the rear of the complex.
11	Central Village S.W. corner Central & Arrow, Upland	56,850	22,740	Commercial condominium project which has both stores and offices for sale. Project consists of six one-story buildings with very attractive wood facades and tile roofs. Project has a total of 75 units each sized at 758 sq.ft. and available for purchase at a base price of $75,000 ($99.00 per sq.ft.). Units come complete with restroom, air conditioning, heating, and lighting. In addition, a $2,000 build-out allowance is incorporated into the purchase price to provide for floor and window coverings and limited partitioning. Seventy-five percent financing is available at 13 7/8 percent (variable), amortized over 25 years and due in three years. Units are owned on a fee-simple basis and include a $40.00 per month per unit common area charge. A limited number of lease back arrangments are available through private investors at $0.70 per sq.ft. triple net. The project was completed February 17, 1981; no presales. Of the 45 units sold to date, approximately 60.0 percent of the units are office related with the remaining 40.0 percent retail.
12	North Mountain Park 1150 N. Mountain Avenue Upland	72,000	410	$1.10 per sq.ft. full service. Project consists of four two-story wood and masonry buildings with shake roofs. Buildings were completed late November 1978 and are in excellent condition. Lewis Homes, developer of the project, and G.T.E. have single-user buildings each totaling 18,000 sq.ft. Project is well landscaped and has limited visibility from Foothill Blvd
13	600 N. Mountain Upland	48,000	3,500	$0.80-$0.85 per sq.ft. + utilities + janitorial. Project consists of four two-story office buildings with elevators. Office buildings are located adjacent to the New Orleans Square retail center which was built in conjunction with the office project. Buildings are six years old and in very good condition.
14	Western Thrift & Loan Plaza, 300 N. Mountain Upland	18,000	7,000	$0.90-$0.95 per sq.ft. + electric + janitorial. One-story masonry and wood complex with tile roof. Western Thrift & Loan occupies 3,000+ sq.ft. of the project. Project has been completed for 18 months.

MAP NO.	PROJECT/LOCATION	SIZE IN SQUARE FEET TOTAL	VACANT	COMMENTS
15	The Woodbridge Building 222 N. Mountain, Upland	34,280	1,010	$1.10 per sq.ft. full service. Very attractive two-story garden office complex with extensive landscaping and waterscaping in the interior courtyard. Project was completed three years ago and is in excellent condition. Project has wood exteriors with a shake roof.
16	Burton Building N.W. Corner Mountain & 9th, Upland	19,000	10,000	$0.85-$0.95 per sq.ft. + utilities + janitorial. Project consists of two one-story masonry buildings with red tile roofs. Project is approximately two years old in excellent condition. High vacancy factor because building has been in receivership last ten months which resulted in major vacancies, including the former owner who had occupied 5,000 sq.ft.
17	1131 Sixth Street Ontario	60,000	3,000	$0.95 per sq.ft. + interior janitorial. Large three-story office project which has Stewart Title Co. as the anchor tenant. Concrete and glass buildings with excellent design qualities. Portion of vacancy is a ground floor sub-lease with excellent street visibility. Project has been completed for 18 months and has been available for lease for two years. Project has limited freeway visibility.
18	4th Street Center S.E. Corner 4th and Begonia, Ontario	15,650	5,220	$0.80-$0.90 per sq.ft. double net. Two-story office building constructed one and one-half years ago in conjunction with a freestanding Chinese Restaurant (1,200 sq.ft.). All tenants are general office users, with the majority of leased space devoted to County offices. All vacant space is second story, which has four divided and finished suites.
19	Mountain Arrow Center N.W. corner Mountain and Arrow, Upland	27,000	7,250	$0.75 per sq.ft. triple net. Two-story, one and one-half year old building with second floor offices totaling 10,000 sq.ft. all leased to General Telephone. (Vacancy represents two ground floor units). Center also includes freestanding Arby's Restaurant (2,610 sq.ft.) and Foothill Bank (6,800 sq.ft.). Complex is contiguous to the Courtyard office project, Map profile #F.
	Subtotal	567,070	116,330	
	Smaller Offices with Vacancies			
	Vacancies	70,580	19,930	
	Fully Leased	201,830	-	
	GRAND TOTALS	839,480	136,260	(16.2% Vacancy Factor)

Source: Field survey by Alfred Gobar Associates, Inc.

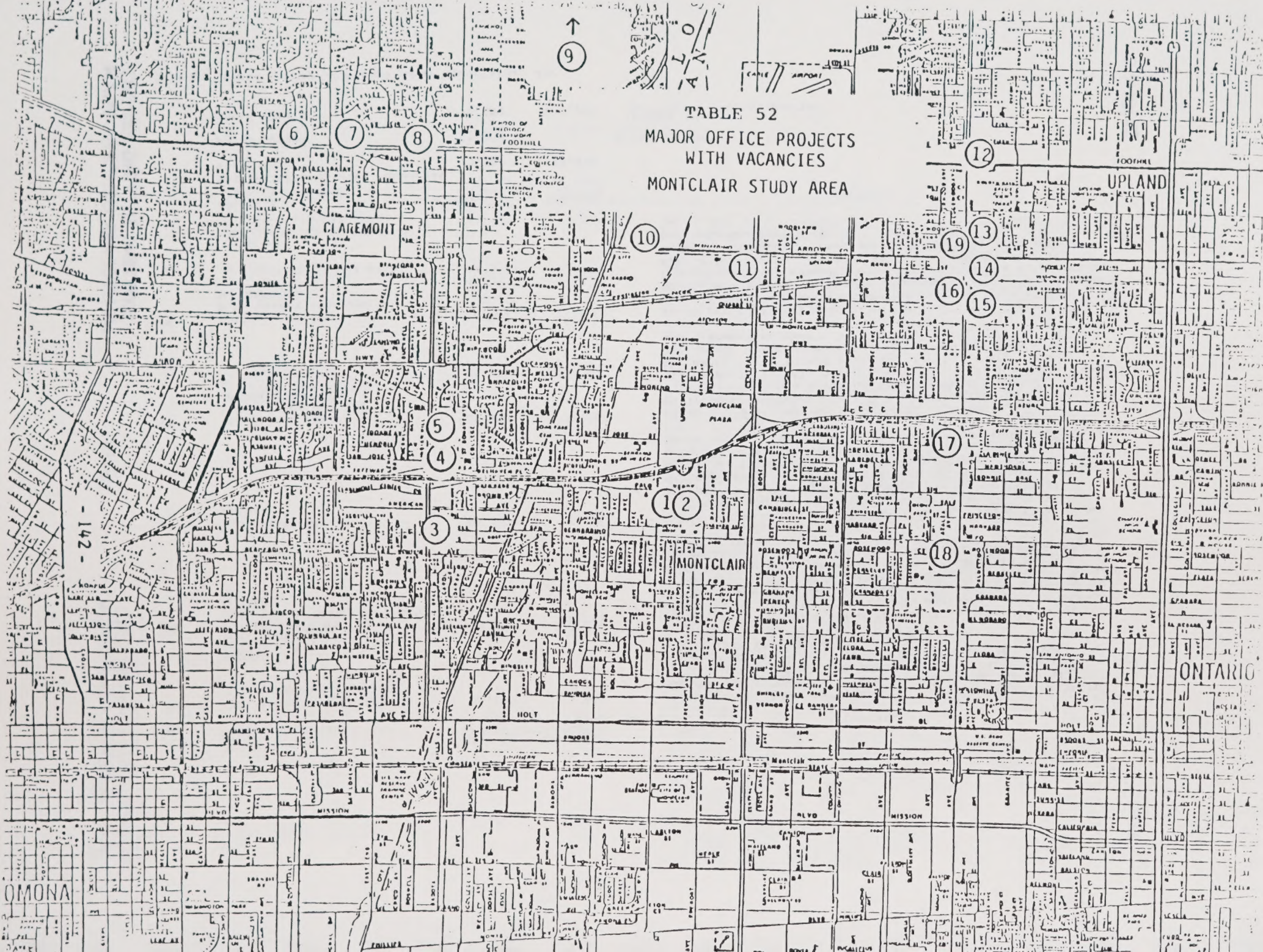


TABLE 52
MAJOR OFFICE PROJECTS
WITH VACANCIES
MONTCLAIR STUDY AREA
CLAREMONT
UPLAND
MONTCLAIR
ONTARIO
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Five of the major office projects surveyed have been on the market less than two years. The absorption of space at these developments has totaled 95,000 square feet per year. This is slightly above the high absorption figure suggested previously and, in part, reflects a catch-up process of commercial development in Upland which historically has been under-served by retail and office-using activities.

Prospective Office Market

Municipal planning and building officials and commercial brokers were contacted regarding the characteristics and locations of new office projects under construction and in the proposal stages in Montclair and the immediate vicinity. Those developments which are now under construction or which are planned for future development are listed in Table 53 and are shown on the map provided as Table 54.

Some 189,800 square feet of office space is currently under construction and building permits have been issued for an additional 22,400 square feet of office development. Given the historic scale of new office activity in this general market area and current slump in market demand, this suggests that a high degree of overbuilding is likely to plague this area in the near future. Those projects under construction or already permitted contain the equivalent of three or four years of new office space supplies here. This will lead to slower than average absorption rates for space at new projects and dampen the rate of increase in office space rents.

Table 53

Office Projects Under Construction or Proposed

MAP LTR.	PROJECT/LOCATION	APPLICANT/AGENT	SQUARE FOOTAGE TOTAL	SQUARE FOOTAGE AVAILABLE	RATE AND COMMENTS
	Under Construction				
A	N.W. corner Arrow Hwy. & Mountain, Upland	Republic Co.	21,000	21,000	$1.20 per sq.ft. full service. Two-story office building located adjacent to the Courtyard, an office/retail center. No space has been preleased to date. Completion is slated for late March 1982.
B	S.W. Corner Monte Vista & Palo Verde, Montclair	Grubb & Ellis/ C.H.C.G. Architects	20,000	10,000	$1.00 per sq.ft. triple net. Two-story office building with excellent freeway visibility and access. One-half of the building has been preleased to two of the individual owners; building has been marketed for ten months. Completion on the project is scheduled for February 1982.
C	Carpenters Local 1752 Building, 170 W. San Jose, Claremont	Coldwell Banker/ S. David Underwood	22,500	15,000	$0.90-$0.95 per sq.ft. + electric (latter rate for top floor). Three-story office building with basement. The Carpenters Local 1752 will utilize the ground floor and basement for their executive facilities with the second and third floors designed for multi-tenant office users. Upper floors have been available for lease for five months and occupancy is expected mid-February 1982. Building has excellent freeway visibility and very good access.
D	Claremont Village Center S.W. corner Indian Hill at First, Claremont	Grubb & Ellis/ J.B.S. Dev. Co.	80,000	68,000	$1.25 per sq.ft. full service. Project consists of two three-story buildings, a 10,000 sq.ft. restaurant in the old depot building and a two-story parking structure. Framing on project is currently in progress with tenant improvements expected to commence second quarter 1982. In addition to the 12,000 sq.ft. preleased to date, negotiations are in progress for additional space. 28,000 sq.ft. of the project is to be leased to retail users.
E	Sycamore Plaza 480 N. Indian Hill Claremont	Environmental Design Group/ Brooks Cavin, III	5,000	3,500	$1.20 per sq.ft. + electric + interior janitorial. Very attractive two-and three-story office building above covered parking. Building has extensive design elements in addition solar collectors and operating solar awnings which will be used for supplemental heating purposes (operating costs expected to be limited to $0.03 per sq.ft.). Developer will occupy approximately 1,500 sq.ft. of the building, completion slated for February 1982. Ownership in the project is also available up to 40.0% via a limited partnership (20.0% ownership would require approximately $50,000). Project is located across the street from an existing park with tennis courts.

Table 53
(Continued)

MAP LTR.	PROJECT/LOCATION	APPLICANT/AGENT	SQUARE FOOTAGE TOTAL	SQUARE FOOTAGE AVAILABLE	RATE AND COMMENTS
F	525 N. Central County	CBS Equities	11,258	11,258	Lease rates unavailable. Two-story office building is currently in framing stages.
G	West side of Central, North of Arrow, County	Cooper	5,912	5,912	Lease rates unavailable. Two-story tilt-up office building with approximately 15,120 sq.ft. of industrial space at rear of project.
H	1953 11th St., County	Barry Construction	9,305	0	Two-story office building to be owner occupied
I	Bank of America N.E. corner Mountain and I Street, Ontario	Bank of America	14,779	0	Two-story, freestanding branch office located in Ontario Plaza; existing Bank of America in North Ontario Plaza section is expected to occupy newly constructed building on or about 2/15/82.
		Total Under Construction	189,754	13,670	
	With Building Permits				
J	N.W. corner Central & 11th, County	PMA Investments	16,100	16,100	$0.85-$0.95 per sq.ft. triple net. Proposed two-story office building located within the County of San Bernardino. High interest rates currently have the project in limbo. No on-site activity at present.
K	159 N. San Antonio Pomona	Richle	3,426	0	Small office to be owner occupied
L	1281 E. 3rd, Pomona	Lambert Steel	2,880	0	Small office to be owner occupied.
		Total With Permits	22,406		
	In Plan Check				
M	South side of 6th St. West of Mountain, Ontario	The Castillo Co.	10,602	10,602	Two-story Insurance office, pending building permits.
N	North side Palo Verde at Fremont, Montclair	Rodeffer Investments	263,900	263,900	Proposed office condominium project with sales prices expected $50.00-$150.00 per sq.ft. on fee-simple land. Phase I will consist of 70,000 sq.ft. of office in two two-story wood office buildings. Suites will range from 400 sq.ft. up to 1,000 sq. ft. and be completed in a turn-key fashion. Take-out financing is still in negotiations; no presales to date. Project will have excellent freeway visibility and access Construction is scheduled to commence early in 1982.

Table 53
(Continued)

MAP LTR.	PROJECT/LOCATION	APPLICANT/AGENT	SQUARE FOOTAGE TOTAL	SQUARE FOOTAGE AVAILABLE	RATE AND COMMENTS
O	North side I-10, west of Stillman Upland	Ashwill Burke/ Christenson Co.	92,455 Office Condo	92,455	Proposed office condominium project with sales prices expected to range from $125.00-$130.00 per sq.ft. on fee-simple land. Project consists of four one-story buildings together with a two-story office building for a total of 29 individual condominium units. Phase 1, comprising of approximately 60,000 sq.ft. of office is scheduled to commence construction the first quarter of 1982. No take-out financing or presales have occurred to date. Project will have excellent freeway visibility.
P	N.E. corner 11th & Mountain Upland	Grubb & Ellis/ McIntyre Partners	150,000	142,000	$1.40 per sq.ft. full service for multi-tenant space ($1.25-$1.30 per sq.ft. full-floor users). Project consists of four two-story garden office buildings with wood exteriors. Project will have an annual cost of living adjustment as well as a $3.50 expense stop. Chino Valley Bank has preleased 8,000 sq.ft. at $1.75 per sq.ft. triple net. No formal marketing has occurred to date; framing is currently in progress with completion slated for July 1982.
Q	North side Foothill between Benson & Mountain, Upland	Shelley Group	20,768 Office Condo	20,768	P.U.D. office project consists of eight freestanding one-story office buildings. Take-out financing for project is still in negotiation and sales prices have yet to be determined. Construction on project is scheduled to commence first quarter 1982; no presales to date.
	Approved				
R	S.E. corner I-10 & Central Montclair	Johnston/Shelton/ McAllister Hawkins Development	10,300	10,300	No current lease rate available. Proposed two-story general office building located adjacent to an existing medical office.
S	4791 Holt Blvd. Montclair	Mar-Tron Development	5,775	5,775	Two-story office building to front one two-story mini-warehouse building. Applicant was recently granted one year extension on approval with development unlikely to occur prior to early 1983.
T	N.E. corner Monte Vista & Palo Verde Montclair	Charles & Lewis Development	46,000	46,000	Two-story office project scheduled to commence construction March 1982. Developer was unable to secure take-out financing for proposed condo development and will lease at a rate of $1.40 per sq.ft. gross. No preleasing program to date. Suites are scheduled to be sized from 400 sq.ft. Project will have excellent freeway visibility and access.

Table 53
(Continu

MAP LTR.	PROJECT/LOCATION	APPLICANT/AGENT	SQUARE FOOTAGE TOTAL	SQUARE FOOTAGE AVAILABLE	RATE AND COMMENTS
U	West side Ada between State & Mission, Montclair	H.R.J. Investment	64,000 Office	64,000	Phase IV of approved industrial complex; first three phases to comprise industrial condos and industrial for lease to total 215,000 sq.ft. Office phase not expected to be developed for two-three years.
V	S.E. corner Mountain & 8th, Upland	Pomona First Federal	233,000	170,500	Lease rate still undetermined. Phase I will consist of a seven-story office building totaling 125,000 sq.ft.; Pomona First Federal will occupy one-half of building. Construction on Phase I scheduled to begin third quarter 1982. Phase II of the project will consist of one 108,000 sq.ft. office building and a single-story 8000 sq.ft. restaurant.
W	5505 Moreno Street Montclair	Execu-System Realtors/Robert Jensen Builders	32,444	32,444	The 2.4 acre site and building plans for the project were recently sold; escrow has not yet closed and buyer is not public knowledge. Seller (original applicant) states that buyer intends to develop the project essentially as approved. Project will have excellent freeway visibility and very good access.
X	5200 block Palo Verde West of Central, Montclair	Vanguard Co.	10,500	10,500	No lease rate yet established. Two-story "gold key" office building to have two control areas, one on each floor, to allow tenants to pool support services.
Y	Claremont Triangle III Claremont & Padua, Claremont	Cushman & Wakefield/ Republic Dev. Co.	51,750 Office Condo	51,750	Proposed P.U.D. office project. Phase I consists of a two-story 17,300 sq.ft. office building designed to accommodate either a single user or multi tenant space. Sales price for the building is $125.00 per sq.ft. on a fee-simple basis, or $1.25 per sq.ft. full service for a single user leasee. Take-out financing is currently in negotiation with construction scheduled to commence February 1982. The project site of 22 acres has limited visibility from either Foothill Blvd. or Baseline Rd.
Z	454 W. Baseline Rd. Claremont	Owen Menard	17,000 Office Condo	17,000	Proposed three-story office/condominium building with selling prices proposed to range between a $125.00-$150.00 per sq.ft. on fee-simple land. Upgraded building which will include an elevator and either cedar or redwood siding. No financing has been arranged to date; construction expected to commence January 1982.

Table 53
(Continued)

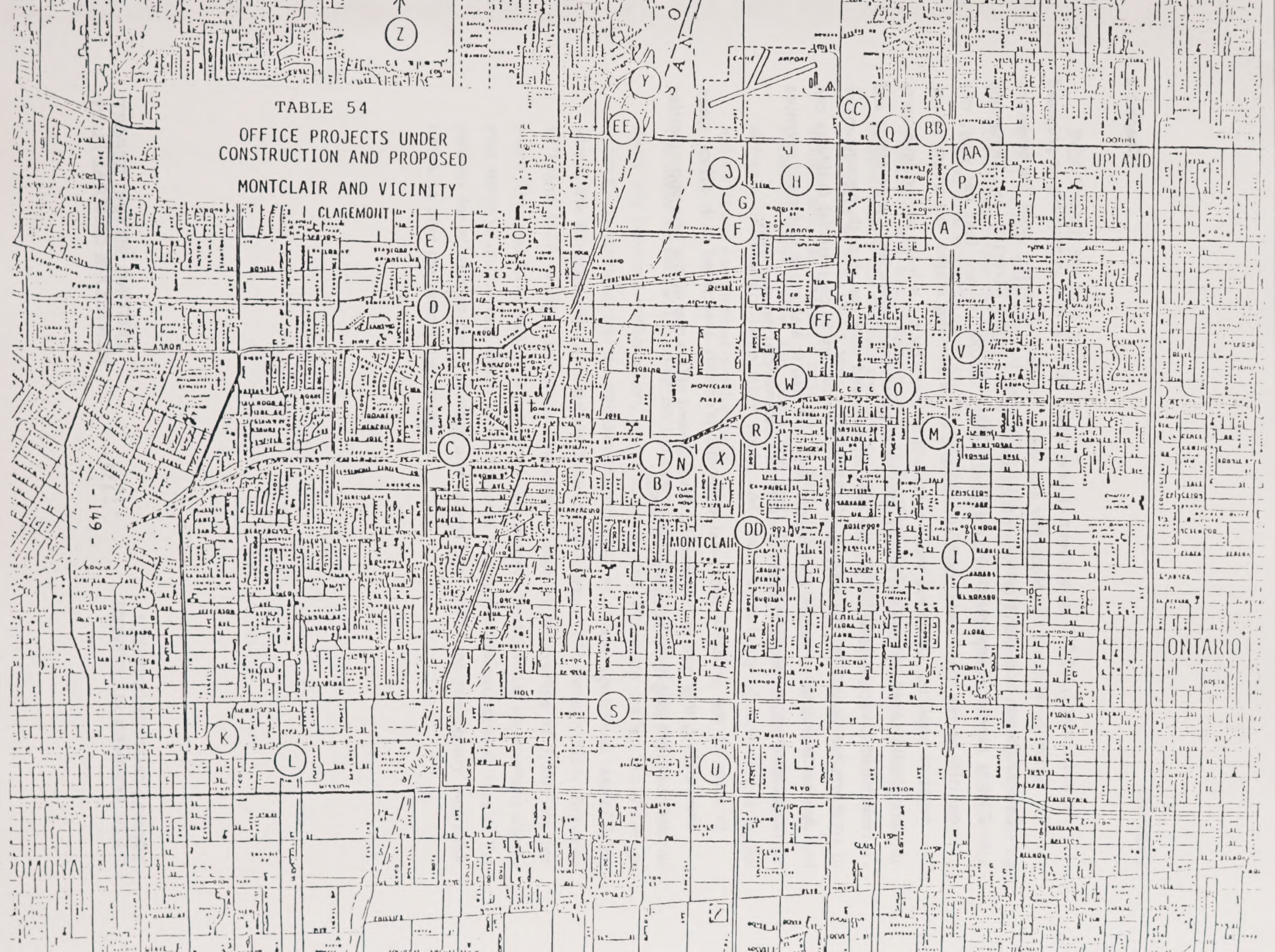
MAP LTR.	PROJECT/LOCATION	APPLICANT/AGENT	SQUARE FOOTAGE TOTAL	SQUARE FOOTAGE AVAILABLE	RATE AND COMMENTS
AA	East side of Mountain South of Foothill, Upland	Vanguard Development	45,000 Office	37,000	$1.20 per sq.ft. full service. Combination retail/office center which will include 46,000 sq.ft. of retail. The developer will occupy 8,000 sq.ft. of the two-story office building; formal leasing is expected to commenct shortly. Project has an L-shaped lot with frontage on both Mountain and Foothill.
	Project in Preliminary Planning				
BB	North side Foothill west of Mountain Upland	Crowder Dev. Corp.	38,600	38,600	Proposed lease rate scheduled to range between $1.20-$1.30 per sq.ft. triple net. Proposed two-story office building scheduled to start construction January 1, 1982. Initial plans to include residential development have been cancelled.
CC	S.E. corner Benson & 13th, Upland	Rebeaud	85,160	85,160	Office condo project comprising seven buildings on 10 acre lot.
DD	9595 Central, Montclair	N.A.	3,500	0	Expansion to dental office.
EE	N.W. corner Claremont & Foothill, Claremont	Fredricks Dev. Corp.	N.A.	N.A.	Lease rates still undetermined. Proposed office/retail development which is currently on hold until Jnauary 1, 1982. No specific building plans have been developed at this point.
FF	N.W. corner Arrow Hwy. & Benson Montclair	N.A.	12,800±	12,800±	Proposed industrial complex (M-1 zoned) to total 32,000 sq.ft. with pure office to comprise 30.0-40.0% in concrete tilt-up buildings. Tentative lease rate of $0.70 per sq.ft. for office space has been set, no preleasing to date. Remainder of complex will be industrial units of 2,300-2,500 sq. ft. with 50.0% office space. Parking for the project at a 3:1 ratio is intended to encourage office users.
	TOTAL IN PLANNING		1,193,554		
	TOTAL UNDER CONSTRUCTION & PROPOSED		1,383,308		

Source: Alfred Gobar Associates Inc.; City of Upland Planning Department; City of Montclair Planning Department, City of Ontario Planning Department; City of Claremont Planning Department; City of Pomona Planning Department; County of San Bernardino Planning Department.

TABLE 54

OFFICE PROJECTS UNDER CONSTRUCTION AND PROPOSED

MONTCLAIR AND VICINITY



An additional 1,383,000 square feet of new office space is now in planning or proposed for future development in Montclair and the immediate vicinity. Since the projected rate of growth in demand for new office space in the entire Riverside-San Bernardino County region is expected to be approximately 960,000 square feet per year, this quantity of new space under construction and in the planning stages will create severe negative impacts. Of course these costs will be borne by the private sector developers and should have only minimal effect upon local government agencies. Large office and commercial vacancies which persist over an extended time can, though, become major targets for vandalism. In addition, extensive vacancies in commercial buildings can depress the value of vacant commercial land and lead to a slump in municipal revenues associated with reduced interest in other new commercial development.

In spite of the probable short-run economic problems associated with office space overbuilding, this type of commercial development offers one of the best opportunities for the city's long-term economic strategy.

INDUSTRIAL SECTOR ANALYSIS

The potential absorption of new industrial facilities in any one community must be considered within the context of general economic trends and locational shifts within the regional economy of which the community is a part.

Population and employment growth in Southern California has been shifting steadily eastward from Los Angeles and Orange Counties toward the Riverside and San Bernardino areas as individuals seek alternatives to the tight housing market conditions in Orange and Los Angeles Counties. In turn, retail businesses, service activities, and industrial firms follow this population shift to capitalize on a growing consumer demand, increasingly large labor pools, and ready availability of extensive sites for industrial and commercial development.

The major sectors which comprise the overwhelming majority of demand for industrial space are contract construction, manufacturing, and wholesale trade. As shown in Table 55, industrially related employment increased at an average annual rate of 2,356 jobs in the Riverside-San Bernardino-Ontario SMSA from 1972 through 1981. Between 1976 and 1979, though, industrial employment rose by an average of 9,667 jobs per year. This was an annual growth rate of 10.6 percent in industrial employment during that three year interval, which compares with a compound annual growth rate of 7.4 percent for all nonagricultural wage and salary jobs within the two-county metropolitan area over the same time period.

Table 55
Industrial Employment Trends
1972 - 1981
Riverside-San Bernardino-Ontario, California SMSA

Year	Industrial Employment*	Change	Industrial Employment as a Percent of Nonagricultural Wage and Salary Employment
1972	83,400		26.6
		5,500	
1973	88,900		27.0
		(3,500)	
1974	85,400		25.5
		(8,400)	
1975	77,000		23.1
		5,400	
1976	82,400		23.7
		10,100	
1977	92,500		24.6
		11,600	
1978	104,100		25.5
		7,300	
1979	111,400		25.9
		(5,300)	
1980	106,100		24.4
		(1,500)	
1981(p)	104,600		23.7
Average Annual Change			
1972 - 1981		2,356	

*Includes contract construction, manufacturing, and wholesale trade.

Source: California Employment Development Department

Despite the strength of industrial employment growth during the second half of the 1970s, the proportion of total employment which is found in those activities related to the absorption of industrial space has declined in recent years. Industrial employment now accounts for 23.7 percent of nonagricultural wage and salary jobs compared with a 27.0 percent share in 1973. This reflects a maturing of the regional economy which has accompanied a strong rate of population growth and longer term structural changes away from an emphasis on manufacturing toward a post-industrial service economy.

During the past three years, the industrial sector in San Bernardino and Riverside Counties has been in a major slump. Industrially related employment stood at 105,000 total jobs as of October 1981, the latest date for which figures are available. This was 7.4 percent below the peak level reached in October 1979. The durable goods and contract construction categories have been hardest hit by the recent recessions and general economic slowdown. The total employment in those two components of the industrial economy has fallen by 5,600 and 5,900 jobs, respectively, from the peak figures achieved during the third quarter of 1979. On an overall basis, employment-induced demand for new industrial facilities in San Bernardino and Riverside Counties weakened considerably throughout 1980 and 1981.

As shown in Table 56, the long-term trend in industrially related employment growth in this two-county region supported an average absorption of approximately 201 acres of developed industrial land annually between 1972 and 1979. Over the past two years, however, the total industrial absorption potential has plummeted to less than half that level. Based upon preliminary growth indicators for the first ten months of 1981, demand in the entire metropolitan area last year supported a total of only 75.0 acres of developed industrial space. In actuality, the real figure was probably somewhat less than that amount as growth in certain nondurable goods manufacturing and wholesaling firms could be accommodated by utilization of space vacated by declining firms.

TABLE 56

Industrial Employment Change and Simulated Increase in Demand for Developed Industrial Acreage

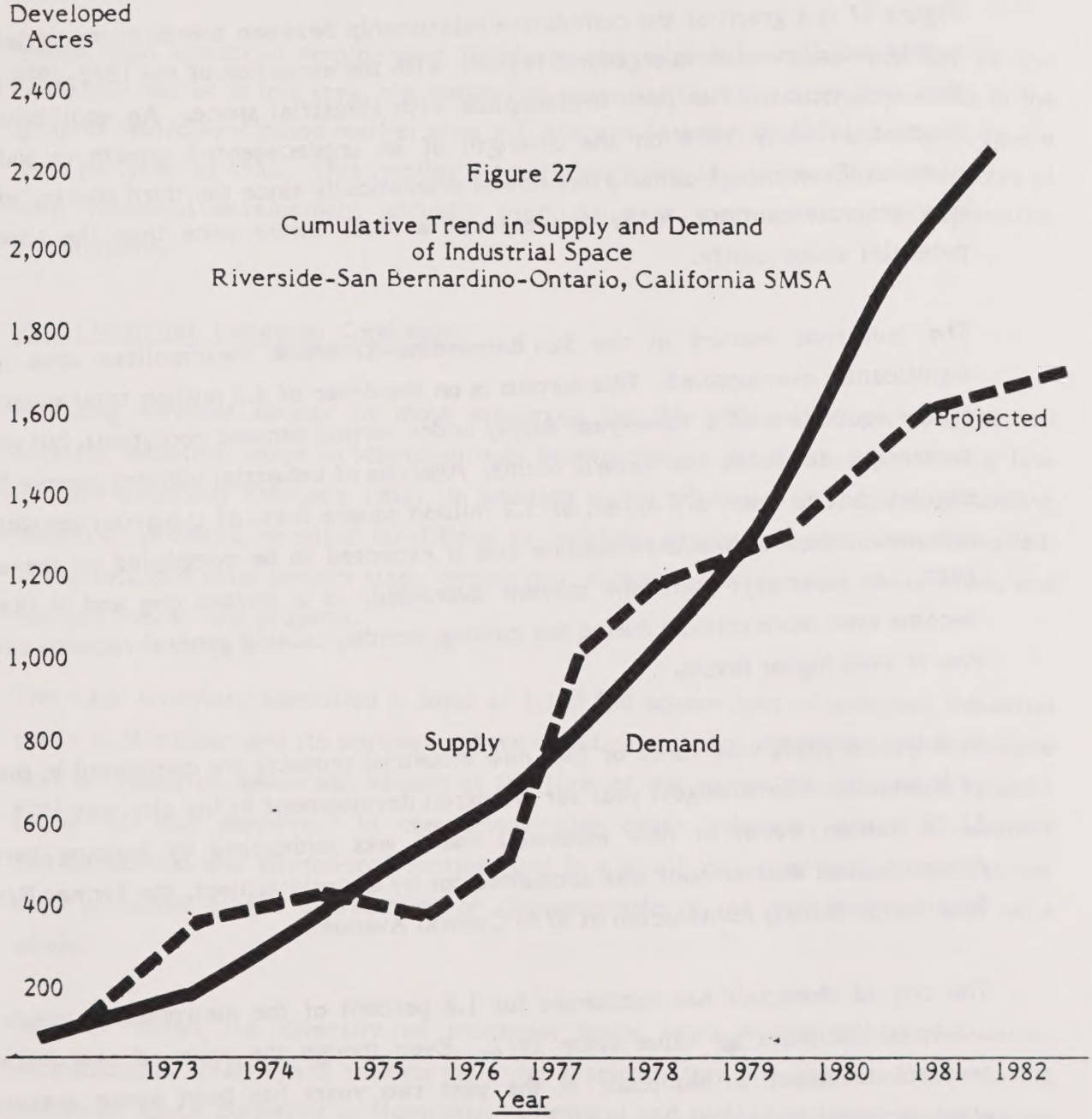
Riverside-San Bernardino-Ontario, California SMSA

Industry	Average Annual Employment 1972	Average Annual Employment 1979	Average Annual Change 1972-1979	Average Annual Land Absorption 1972-1979 (Acres)	Employment Change 1979 - 1980	Land Absorption 1980 (Acres)	Preliminary 1980-1981 Employment Change	Preliminary 1980-1981 Land Absorption In Acres
Contract Construction	16,400	29,600	1,886	52.4	(3,200)	0.0	(600)	0.0
Manufacturing								
Food and Kindred	4,400	4,600	29	1.0	500	16.7	100	3.3
Apparel	1,600	2,100	71	0.7	(300)	0.0	0	0.0
Printing & Publishing	2,900	3,700	114	1.1	300	2.9	200	1.9
Other Nondurable Goods	4,700	6,800	300	14.2	100	4.7	300	14.2
Lumber & Furniture	6,500	6,600	14	3.4	(1,600)	0.0	(300)	0.0
Stone, Clay & Glass	5,900	5,900	0	0.0	(400)	0.0	(700)	0.0
Primary & Fabricated Metals	13,800	17,200	486	25.2	(1,900)	0.0	(600)	0.0
Nonelectrical Machinery	2,600	3,400	114	1.3	200	2.4	200	2.4
Elect. & Electronics Equip.	2,900	3,600	100	3.2	100	3.2	(200)	0.0
Transportation Equip.	7,400	9,400	286	6.6	100	2.3	(200)	0.0
Other Durable Goods	2,000	4,000	286	10.3	(100)	0.0	(100)	0.0
Wholesale Trade	12,300	14,500	314	14.8	900	42.4	600	28.2
Subtotal	83,400	111,400	4,000	134.2	(5,300)	74.6	(1,300)	50.0
Adjustment for Nonindustrial Users on Industrial Land (50.0%)				67.1		37.3		25.0
		TOTAL		201.3		119.9		75.0

Source: Alfred Gobar Associates, Inc.

Figure 27

Cumulative Trend in Supply and Demand
of Industrial Space
Riverside-San Bernardino-Ontario, California SMSA



Source: Alfred Gobar Associates, Inc.

Figure 27 is a graph of the cumulative relationship between trends in industrial space supply and demand in this general region. With the exception of the 1973-1974 period, this area typically has been oversupplied with industrial space. An equilibrium was reached in early 1979 on the strength of an unprecedented growth in industrial demand. Even though demand has slowed dramatically since the third quarter of 1979, new projects continue to be delivered at a much faster pace than the absorption potential would justify.

The industrial market in the San Bernardino-Riverside metropolitan area now is significantly oversupplied. This surplus is on the order of 8.3 million total square feet or the equivalent of a three-year supply under normal demand conditions, but demand currently is far below the historic norms. Analysis of industrial building permit figures suggest that at least 370 acres, or 5.2 million square feet, of industrial development remains in the construction pipeline and is expected to be completed by the end of 1982. In summary, then, the current oversupply is a serious one and is likely to become even more critical during the coming months, causing general vacancy rates to rise to even higher levels.

In a typical year, only three or four new industrial projects are completed in the city of Montclair. The strongest year for industrial development in the city was 1978 when $2.38 million worth of new industrial space was authorized by building permits. Almost half of that amount was accounted for by a single project, the former Richton Sportswear facility constructed at 8770 Central Avenue.

The city of Montclair has accounted for 1.8 percent of the metropolitan area's new industrial facilities by value since 1972. Even though the value of new industrial projects developed in Montclair in the past two years has been above average in absolute dollar terms, the city's percentage share of total regional industrial development has declined slightly. From 1972 through the end of 1981, the adjacent city of Upland has accounted for an additional 2.6 percent of the Riverside-San Bernardino-Ontario SMSA's regional industrial development.

Based upon industrial employment forecasts and a probable slow recovery of the industrial sector in this area, the absorption potential for all industrial projects in the general Montclair-Upland market area will average between 28,000 and 57,000 square feet per year to 1986. This implies a total absorption of no more than four acres of new industrial development annually over the near term, even under optimistic assumptions.

Local Montclair Industrial Conditions

Utilizing methods similar to those employed for the office land use analysis, all existing industrial space in Montclair was inventoried by the Consultants during late January and early February 1982. In addition to the tabulation of major freestanding industrial projects, detailed conditions at existing industrial parks were compiled. These included total project sizes, tenant mix, current vacancy rates, lease rates, and fill-up rates at new projects.

The field inventory identified a total of 1,125,800 square feet of occupied industrial space in Montclair and its southern sphere of influence. An additional 124,400 square feet of industrial space was vacant at the time of the survey for an overall vacancy factor of 10.0 percent. In comparison with other industrial areas of western San Bernardino and Riverside Counties, this is a small industrial market but has not been subjected to the overbuilding so characteristic of the metropolitan area as a whole.

Table 57 shows the diversity of industrial space users within this market area. Miscellaneous small space tenants consume approximately one-fourth of all existing industrial space currently in Montclair. Chemical and related pharmaceutical manufacturers account for 19.5 percent of the total, while wood products and furniture manufacturers, nonelectrical machinery firms, and wholesale trade outlets each occupy just under 10.0 percent of the total industrial space.

Table 57

Composition of Industrial Space Users
February 1982
Montclair and Vicinity

	Square Footage[1]	Percent of Total Supply
Contract Construction	41,308	3.67%
Manufacturing		
Food and Kindred	28,651	2.54
Apparel	-	-
Lumber and Furniture	91,368	8.11
Paper and Allied	-	-
Printing and Publishing	8,320	0.74
Chemicals and Allied	219,388	19.49
Petrol and Coal Products	-	-
Rubber and Miscellaneous Plastics	56,836	5.05
Leather and Leather Products	20,016	1.78
Stone, Clay, and Glass	17,832	1.58
Primary and Fabricated Metals	42,180	3.75
Machinery Excluding Electric	81,612	7.25
Electrical and Electronic Equipment	18,785	1.67
Transportation Equipment	-	-
Instruments and Related	6,048	0.54
Miscellaneous Manufacturing	15,760	1.40
Unspecified Manufacturing[2]	287,475	25.54
Wholesale Trade	78,832	7.00
Nonindustrial Users in Industrial Space	111,383	9.89%
OCCUPIED TOTAL	1,125,794	

1. Excludes several very old and small industrial buildings along the Mission Boulevard corridor.

2. Includes five industrial parks where tenants were considered too small to categorize.

Source: Field survey by Alfred Gobar Associates, Inc.

Montclair's industrial zoning permits a wide array of retail and office uses in industrial projects. In northern Montclair in particular, numerous developers have finished out interior spaces, charging a rental rate below that of common retail rents to attract retail and office uses. Approximately 9.9 percent of the total space in industrial facilities in Montclair currently is occupied by nonindustrial firms.

Of the nine major industrial parks in Montclair, only three were fully occupied at the time of our field survey. Detailed characteristics of each of these projects, as well as the industrial developments with vacancies, are shown in Table 58. Their locations are mapped on Figure 28.

The eleven-building Montclair Industrial Park is the largest industrial complex located in the city. Completed in the fall of 1980, it is located in the 5400 and 5500 blocks of Brooks Street, south of Holt Boulevard (number 4 on Table 58). This very attractive industrial park consists of freestanding single-user buildings ranging in size from 7,900 to 23,000 square feet. Units are offered on a rental or purchase basis. As of the date of our field survey, only one of the eleven buildings was unoccupied and it was in escrow.

The Montclair Business Park is representative of several mixed-use projects containing both industrial and commercial space in northern Montclair. This fully occupied development includes 72,000 of light industrial space, as well as a 12,000-square foot office building and a 12,000-square foot retail building. Industrial space in this complex currently rents for approximately $0.34 per square foot per month.

Table 58

Industrial Parks and Miscellaneous Vacancy

MAP NO.	PROJECT LOCATION	SQUARE FOOTAGE TOTAL	SQUARE FOOTAGE VACANT	RATE AND COMMENTS
	Industrial Parks			
1	Unnamed Park 4748-4752 Mission, County	63,352	15,000±	$0.20 per sq.ft. industrial gross. Multi-tenant industrial project consisting of three freestanding brick industrial buildings with small office space in the front of each unit. Project is approximately ten years old. Access can be achieved via either Mission Blvd. or State Street. Units range in size from 800-15,000 sq.ft.
2	Carson Park 4601-4607 Brooks, Montclair	32,756	0	No current lease rate available. Multi-tenant project comprised of several older brick industrial buildings.
3	Lloyd's Industrial Park 4700 block Brooks, Montclair	70,000±	1,000	$0.235 per sq.ft. industrial gross. Project consists of ten freestanding industrial buildings (M-1 & M-2 zoned) together with a freestanding Lloyd's Furniture store, the only building with frontage along Holt Blvd. Older park.
4	Montclair Industrial Park North-side of Brooks, east of Rose, Montclair	109,013	7,902	$0.275 per sq.ft. triple net (purchase options also available at $42.00 per sq.ft. on fee simple land). Very attractive industrial park consisting of 11 freestanding single-user industrial buildings sized between 7,902-23,016 sq.ft. including 767-1,153 sq.ft. of office space. Highly-upgraded concrete tilt-up buildings which include skylight, overhead doors, heated and air conditioned offices, office and warehouse restrooms and foil lined ceilings. Buildings are sufficiently attractive to include two showroom-type users. Project has been marketed for 15 months. Building with existing vacancy is in escrow with several contingencies. Buildings back up to Holt Blvd. with excellent visibility and access from Holt. Of the ten occupied buildings, five were leased and five were sold. This is the largest and most upgraded park currently existing in the area.
5	North Montclair Industrial Center, 5601-5609 Arrow, Montclair	35,000	13,000	$0.32 per sq.ft. industrial gross. Project consists of four freestanding multi-tenant industrial buildings completed two years ago. Buildings are in good condition with minimal upgrades. Project is still in the fill-up stages. If two-year lease signed, first year rate will be discounted to $0.27 per sq.ft. industrial gross.
6	Arrobon Center S.W. Corner Benson & Arrow, Montclair	47,264	14,879	$0.34-$0.37 per sq.ft. industrial gross for office/warehouse units sized from 1,440-2,376 sq.ft.; $0.30 per sq.ft. industrial gross for shop units sized between 960-1920 sq.ft. Attractive mixed-use project which includes 40,980 sq.ft. commercial space with frontage along Arrow & Benson together with 13,760 sq.ft. of shop space & 33,504 sq.ft. of office/warehouse space in rear of project. Project is approximately 10 years old. Shop users are generally auto repair in nature and seriously detract from the overall appearance of the project. Office/warehouse buildings have truck access in the rear with pedestrian access via interior courtyards.

Table 58
(Continued)

MAP NO.	PROJECT/LOCATION	SQUARE FOOTAGE TOTAL	SQUARE FOOTAGE VACANT	RATE AND COMMENTS
7	Eastmont Business Park N.W. corner Arrow & Benson, Montclair	37,000	2,800	$0.25 per sq.ft. industrial gross. Project consists of four concrete tilt-up industrial buildings with modules sized from 2,600-5,300+ sq.ft. - Buildings have between 1-3 users per building. Buildings include office space. Park has excellent visibility and access. Newer park, vacant space has never been occupied.
8	Montclair Business Park 4650 Arrow, Montclair	72,000 Industrial	0	$0.34 per sq.ft. industrial gross. Attractive mixed-use project which includes 72,000 sq.ft. of office/warehouse buildings in the rear of the project together with a 12,000 sq.ft. office building and a 12,000 sq.ft. retail building, both fronting along Arrow Hwy. Office/warehouse buildings include finished offices complete with air conditioning/ heating, mini-blinds, restrooms, etc. Only one larger industrial tenant existing, a pharmaceutical company which occupies seven units totaling 8,200 sq.ft. Park is two years old, in excellent condition. Industrial units 18 months to lease up.
9	Laird Industrial Park 4700 block Arrow Hwy. Montclair	50,000	0	$0.23 per sq.ft. industrial gross. Multi-phase project totaling eight freestanding industrial buildings with red tile overhangs. Project includes three small modules with frontage along Arrow which are designed for retail-type users - one 935 sq.ft. space is currently vacant and available for lease at $0.39 per sq.ft. Most recent development in project is three years old.
	Subtotal	516,385	54,581	(10.57% vacancy)
	Miscellaneous Industrial Vacancy			
10	10594-8 Rose Avenue Montclair	8,494	1,000	$0.31 per sq.ft. industrial gross. Two multi-tenant M-1 buildings built 10 and 12 years ago. Brick buildings.
11	8983 Rose Avenue Montclair	5,888	3,000	$0.20 per sq.ft. + utilities. Older building with space available for lease in the rear of the building; front portion of building occupied by an air conditioning contractor. Module has a truck door with a ceiling height of 11 and 15 feet.
12	5460 Olive/8976 Vernon Montclair	9,234	9,234	Attractive industrial building which can be divided into two separate modules since a lot split exists on the property. Building is available for purchase only: if the entire building is purchased - $53.00 per sq.ft.; if divided, front half $55.00 per sq.ft., rear half $54.00 per sq.ft. Financing available with 15.0-25.0% down, first T.D. available at 14.5% for years 1-3 with a readjustment at the end of every third year; first T.D. is amortized over 30 years with a nine year call. A second T.D. for balance is also available through the owner at 12.0% interest. Building was completed June 1981 and has good visibility. Building includes 1,200 sq.ft. of office space.

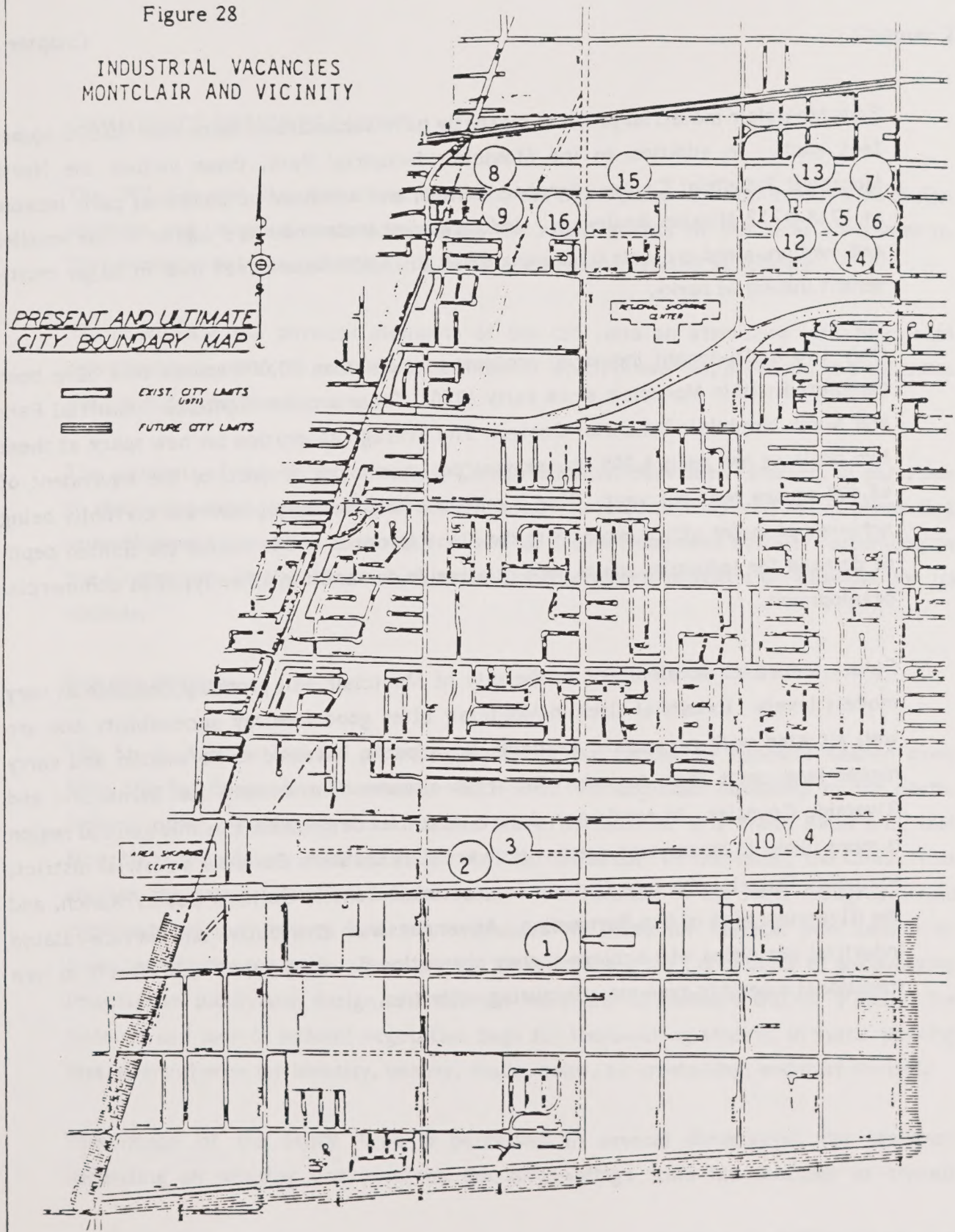
Table 58
(Continued)

MAP NO.	PROJECT/LOCATION	SQUARE FOOTAGE TOTAL	SQUARE FOOTAGE VACANT	RATE AND COMMENTS
13	5500 block Arrow Hwy. Montclair	12,850	12,850	$0.21 per sq.ft. industrial gross. Single-user office/warehouse building located behind a dried fruits manufacturing facility offering no visibility from Arrow Hwy. Building is between five-ten years old and fronts along a railroad with no access, however.
14	9000 Del Mar/5615 Olive Montclair	11,745	11,745	$0.26 per sq.ft. triple net. Very attractive office/warehouse building designed to accommodate either one or two users (building is already divided). Building is located in the vicinity of the other sets of industrial buildings, however, lacks any type of visibility. Building was completed June 1981 and has been ineffectively marketed by several other leasing agents.
15	5950 Arrow, Montclair	45,000	26,000	Lease rate negotiable based on amount of tenant improvements required. Old dilapidated warehouse building in poor condition. Omni Bus Co. is currently occupying the rear portion of the building as a bus repair and storage yard.
16	S.W. corner Arrow & Monte Vista, Montclair	14,500	6,000	$0.29 per sq.ft. industrial gross as is (shell). Three-unit building which capacity has two tenants both of which have finished out their units to be used in a retail capacity (finished suites lease for only $0.50 per sq.ft. industrial gross). Building is recently completed and has excellent visibility and access.
	Subtotal	107,711	69,829	(64.83% vacancy)
	Add Industrial Parks	516,385	54,581	(10.57% vacancy)
	Add Fully Leased	626,108	0	
	TOTAL	1,250,204	124,410	(9.95% overall vacancy)

Source: Field survey by Alfred Gobar Associates, Inc.

Figure 28

INDUSTRIAL VACANCIES
MONTCLAIR AND VICINITY



Four Montclair industrial projects currently have vacancies of more than 10,000 square feet each. In addition to the Montclair Industrial Park, these include the North Montclair Industrial Center, Arroben Center, and an unnamed industrial park located at 4748-4752 Mission Boulevard. Industrial vacancies now are higher in the smaller and medium-sized projects containing 6,000 to 15,000 square feet than in larger multi-tenant industrial parks.

Only two multi-tenant industrial projects of more than 20,000 square feet have been completed within Montclair since early 1980. These are the Montclair Industrial Park and North Montclair Industrial Center. The average absorption for new space at these two projects has been 4,000 square feet per month per project, or the equivalent of 48,000 square feet per year. This is only one-half the absorption rate currently being achieved at major office projects in the Montclair area and indicates the limited depth of demand for industrial space here relative to demand for other types of commercial development.

Future industrial development in the city of Montclair will probably continue at very modest levels. Industrial sites in Montclair offer good freeway accessibility and are well situated with respect to available labor pools, but tend to be smaller and carry higher land costs than do industrial areas elsewhere in western San Bernardino and Riverside Counties. In particular, future industrial development in this general region is more likely to be concentrated at such areas as northern Corona's industrial district, southeast Ontario, the new Ontario International Center, Colton's Cooley Ranch, and the Riverview area of San Bernardino. An emphasis on distributive and service-related industrial activities will achieve higher absorption potentials than will efforts to lure traditional assembly-type manufacturing activities.

COMMUNITY DESIGN ELEMENT

The 1970 General Plan document identified the importance of a communitywide design program and its value toward improving the visual quality of the local environment. This commitment was reflected in a policy statement restated as follows:

"To coordinate the physical elements of the city into an attractive and functional relationship in order to establish a community which preserves, protects, and enhances the city's setting and identity."

The contents of the 1970 Community Design Element have been retained, in part, due to their usefulness in providing direction for new development as well as for promoting redevelopment projects. A cursory review of the development activity responding to the Community Design Element objectives and programs provides an example for its success.

Existing Setting

The Study Area is located on a broad alluvial fan formed by deposits washed down from the San Bernardino Mountains which form the dominant backdrop to the north. Several other neighboring communities share portions of this broad plain and, like Montclair, are without distinguishable physical features. To the south, the Chino Hills enclose the lower elevations of the basin. The flatness of the local topography and continuity of low density land use emphasize the need for vertical punctuation by trees, structures, or both. The flatness also increases the importance of encouraging imaginative subdivision design to break the monotony of standard tracts. Finally, the flatness and lack of natural vegetation begs for trees--along streets, in yards, parking lots, everywhere--for identity, beauty, shade, color, air freshening, and dust control.

The image of the Study Area is perceived in several dimensions, the sequence depending on whether one observes the surroundings from his doorstep or travels

through or above the community. The visitor to Montclair obtains his opinions of the City as he approaches it. He experiences the relationships between the mountains and the flat valley floor. He sees the City itself as a continuing flow of urbanism and he is unable to describe its contents or boundaries in any detail. Once within the city, the mountain setting becomes secondary, lost behind buildings and structures. The streets, buildings, points of interest, amount of trees, signs and lights all become a conglomerate that is either pleasant or disturbing.

Once the visitor or resident becomes a pedestrian or motorist, he looks at the details of a small area, not conscious of either the broad external environment or the city as a whole. Here it is the maintenance of property, the proliferation of telephone poles and wires, the architecture of the residential neighborhood or business district, the ability to move about safely, the competition for his attention and patronage, that confront him. The image of the City, thus, may be different at different levels of exposure, at different rates of motion, and at different scales.

Montclair's image for most Southern Californians will be the view from the freeway: the Montclair Plaza Shopping Center and environs to the north and a brief glimpse of the town to the south. The city has been and must continue to be attentive to its shopping center environs, so that this portion of the image will be appealing. These images provide first impressions to the outsider and are extremely important toward attracting or repelling consumers and new residents.

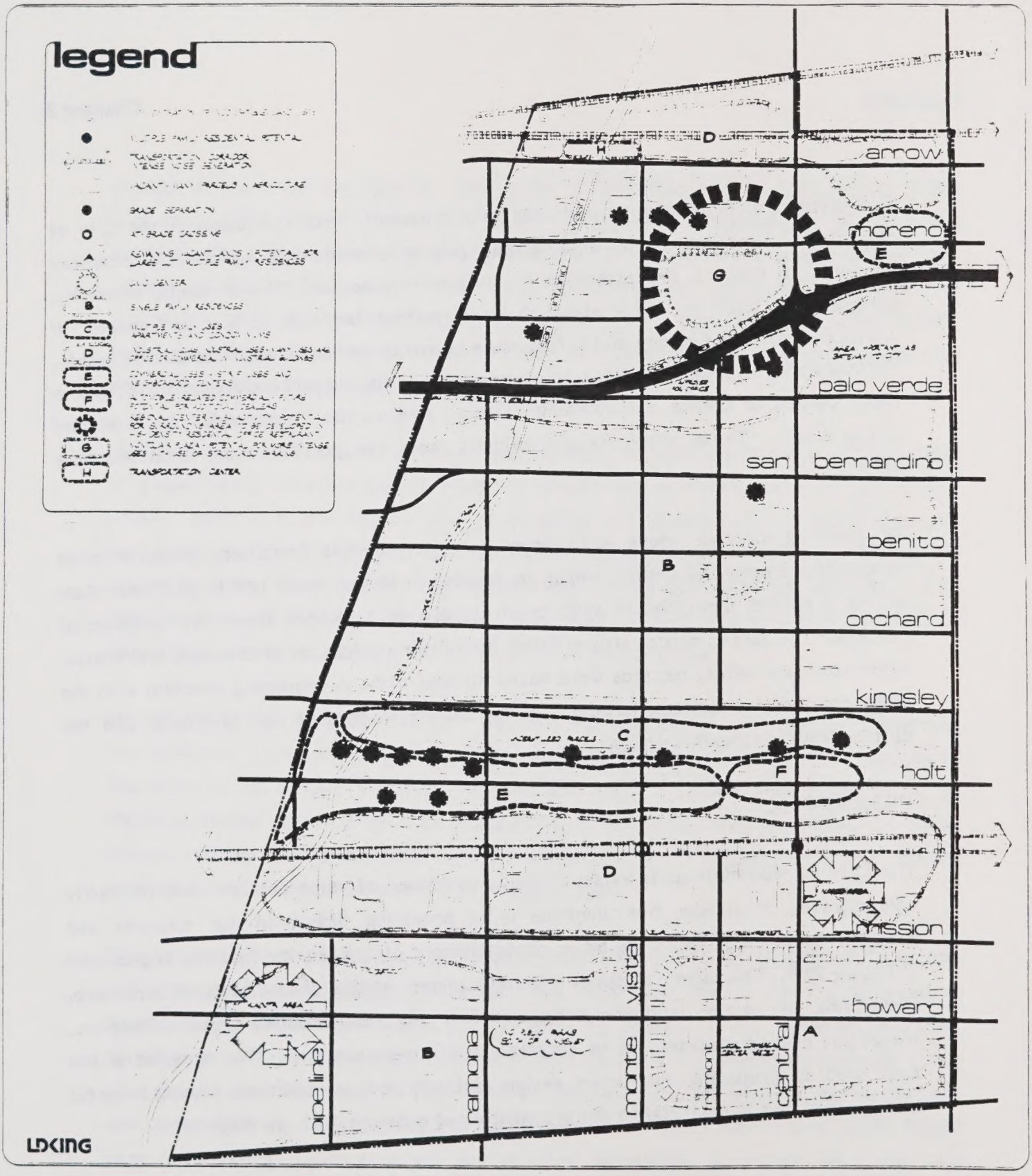
The local urban setting has been established over time and is reminiscent of an earlier era when development rapidly occurred in the 1950's and 1960's. Several large-scale, homogeneous residential neighborhoods grew up around a few arterial corridors forming "grid" type circulation patterns. Many of these neighborhoods grew at a rate that did not allow adequate consideration for sensible land use proportions nor for land use compatibility. Today, several problem areas are readily identifiable where mixed uses occur along major arterials and an over saturation of certain land uses has resulted in vacant and unoccupied buildings and parcels.

Two distinct types of commercial uses have previously been developed in the City of Montclair. Traditional strip commercial uses were assembled along major roadway corridors to capture the attention of consumer motorists. As a result, numerous parcels were built on, many of which were underutilized due to size and shape. In addition, traffic efficiency and safety were constrained due to multiple access points. Furthermore, a random distribution of inconsistent signing and building architecture in many instances create a disturbing arterial streetscape compounded by overhead utility lines. These problems are evident from the previous superficial planning efforts.

As planning became more enlightened, and as market conditions became more favorable, commercial centers began to develop in larger, more usable parcels. Most of the problems identified in strip commercial uses were not shared by commercial centers. The larger parcel size allowed for better utilization of the land and traffic circulation and safety hazards were easier to deal with. A remaining problem with the older commercial centers, however, is the failure to control sign standards and the clutter from overhead utilities.

URBAN FORM

The City of Montclair as it exists today is composed of numerous land uses primarily concentrated in similar homogeneous units providing definition for districts and neighborhoods. A study in the basic configurations of community features is provided in Figure 28A. This figure provides a graphic understanding of city physical structure, identifying the major land use concentrations and relationships, physical barriers, travel patterns in a statement of constraints and opportunities. This exercise is the first step in preparing the urban design element and, in addition, provides useful information that is essential to the preparation of a future land use map.



city of montclair
general plan

figure 28A

The following observations are made from Figure 28A:

- Major east/west transportation routes bisect the city in two locations, creating barriers to north/south travel;
- Industrial uses straddle the rail lines in both locations (except for the Narod area);
- A linear commercial corridor extends the length of Holt Boulevard providing a transition of uses from the industry to the south, and the residential to the north;
- A regional commercial center (Montclair Plaza) is located adjacent to Interstate 10, providing good exposure and access to a regional market;
- The San Antonio Wash is the only continuous corridor of open space in the city that is unaffected by travel influence;
- The city is dominated by a large concentration of single-family residences in the mid-section of the city;
- Multiple-family residences provide transition from commercial uses on Holt Boulevard to the single-family residences north of Kingsley Street.
- South Montclair (south of Mission Boulevard) is divided into two units--the east side consisting of single-family residences, mobile home parks and mixed uses (Kadota Area); and the west side consisting of large lot single-family residences intertwined with vacant/agricultural lands;
- Mission Boulevard, the Kadota area and the Narod area all present unique mixed land use problems;

- Several vacant parcels scattered throughout the city offer opportunity for multiple-family residential infill development.

- The Civic Center area, providing the primary exposure of city government, is a facility which provides a major point of focus for both residents and visitors.

Of major significance to the city's urban design is the viewer's perspective of the community as a motorist and as a pedestrian. From these vantages, it is important to provide urban elements of the appropriate scale and proportion as well as to be sensitive to the building and landscape architectural aesthetics.

For the passing motorist, minute detail is of little significance and can be a potential distraction. Of major value is providing accurate direction and information without sacrificing beauty while minimizing the display of data and distracting clutter. Signing provides the motorist with information, landscaping can provide him with direction, identification and beauty, and architecture provides building identity, beauty and style.

The pedestrian has an entirely different perspective of the city than the motorist, having more time to appreciate fine detail and continuity of the urban elements. For him, scale and the transition of scale is of major significance and can influence his security in the public place.

Enforcement of the policies and principles identified in the Community Design Element can result in a demonstrated measure of benefit for the City of Montclair. These benefits come in the form of economic gain, community cohesiveness and the obvious aesthetic implications. As changes to the visual environment occur and the community becomes more attractive, the attitudes of the area citizenry should respond in a positive manner. Improvements to specific areas in the city will provide an impetus for other subsequent changes to occur. A sense of pride will become

evident and improvements to adjacent areas are likely to be the response. In part, this response can be attributed to the potential increase in area market value. As a result, positive aesthetic improvements will have a "rippling" effect, beginning with one area and spreading outwardly. New development in older areas is the prime example of these actions. Consequently, neighborhoods will begin rejuvenating and constantly evolving with this type of momentum.

Maintenance of a positive community image will also have a beneficial impact on the business community, in addition to the area housing stock. Commercial centers or uses that exhibit continuous care and attention for exterior aesthetics attract consumers both from within and outside the community. This character is especially important in a competitive economic market. To be truly competitive, the businessman must draw in the market by remaining ahead of the competitors and recognizing the offsetting benefits of investing in the improvement and modernization of the business use.

As the community business image is enhanced, other positive changes will follow. The businessmen and professionals drawn to work in the community often desire to reside in prestige housing. If this market is captured, the quality of the housing stock will improve from the construction of new infill residential uses and from the "rippling" effect previously described to the surrounding residential uses.

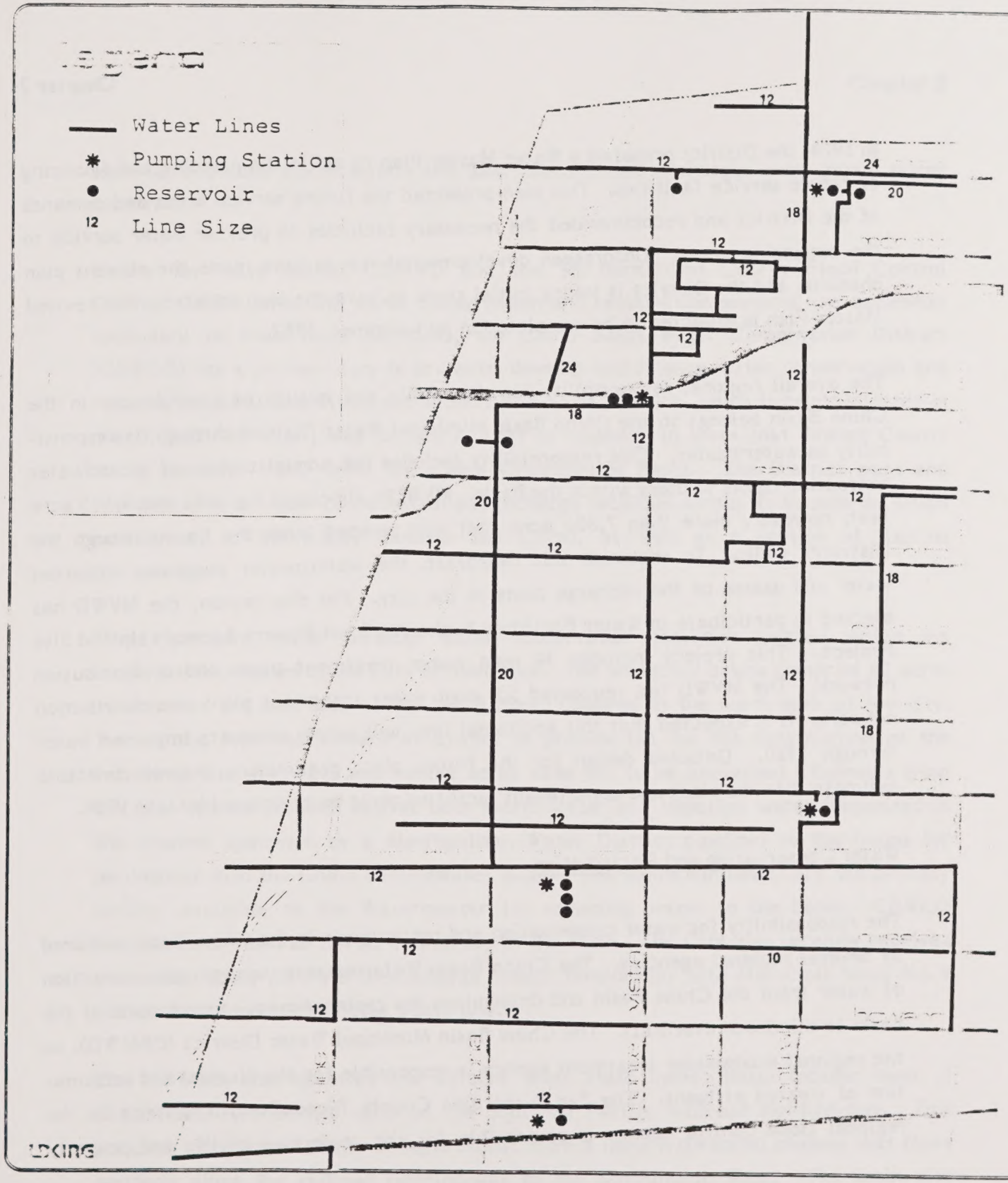
WATER FACILITIES AND SERVICES

Surface water resources in the study area are limited. There are no large standing bodies of water and no streams with continuous flows. The San Antonio Wash, a cement-lined flood control channel, originates in the San Bernardino Mountains and generally flows in a south-southwesterly direction and eventually empties into the Santa Ana River.

A local effort to recharge the groundwaters has been administered by the Chino Basin Water Conservation District (CBWCD). The four basins located along the San Antonio Flood Control Channel have been utilized on occasion to provide this recharge function.

The City of Montclair's domestic water supply needs and demands are the responsibility of the Monte Vista Water District (MVWD), which operates as a municipal purveyor of domestic and agricultural water. The District was formed 54 years ago, and presently distributes water through approximately 8,100 service connections to the residents of the City of Montclair and adjoining unincorporated areas. Figure 29 identifies the District's backbone water system. Water is currently available to all portions of the study area.

The Monte Vista Water District, like most of the water distribution agencies in the Chino Basin, acquires the vast majority of their water supply from the Chino Groundwater Basin. Approximately 90 percent of the water distributed by the MVWD comes from the twelve District-owned and operated wells which can provide a total flow of 13,000 gpm. These wells, in conjunction with eleven reservoirs with a total storage capacity of 14.5 million gallons, are the principal components of the District's water production and storage facilities. The District also operates and maintains approximately 125 miles of service and transmission mains within its 7.3 square mile service area. These facilities are adequate for a maximum daily demand of 12 million gallons. No significant supply or distribution problem occurred in July, 1981, when an unseasonly prolonged hot spell increased maximum daily demand to 15 mgd.



BACKBONE WATER SYSTEM

In 1974, the District prepared a Water Master Plan to aid in the planning and financing of future service facilities. This plan projected the future service areas and demands of the District and recommended the necessary facilities to provide water service to the expanding areas. Unforeseen developmental trends have made the current plan obsolete, and the District is taking initial steps to have the plan updated. The revised Master Plan is expected to be completed in mid-summer, 1982.

The overall regional responsibility for the supply and quality of groundwater in the Chino Basin belongs to the Chino Basin Municipal Water District through its responsibility as watermaster. This responsibility includes the administration of groundwater extraction rights to users within the Basin. MVWD's allocation for 1981 was 4,115 acre feet; however, more than 7,800 acre feet was pumped from the Basin through the District's wells. To replenish this overdraft, the watermaster purchases imported water and passes on the recharge costs to the city. For this reason, the MVWD has elected to participate in Water Facilities Authority/Joint Powers Agency's Upland Site Project. This project includes 34 mgd water treatment plant and a distribution network. The MVWD has requested 5.0 mgd water treatment plant and distribution network. It is expected that this additional flow will supply adequate imported water through 1980. Detailed design for the future plant preliminary project timetable estimate that the plant and appurtenant facilities could be completed by late 1984.

Water Conservation and Reclamation

The responsibility for water conservation and reclamation in the Chino Basin is shared by several regional agencies. The Chino Basin Watermasters manages the extraction of water from the Chino Basin and determines the replenishment requirements of the Basin to eliminate overdraft. The Chino Basin Municipal Water District (CBMWD), as the regional wastewater treatment agency is responsible for the disposal and reclamation of treated effluent. The San Bernardino County Flood Control District as the regional flood control agency is responsible for the protection of life and property

from uncontrolled storm waters and also captures and recharges some storm water runoff.

Unlike the watermaster, CBMWD and the San Bernardino County Flood Control District (SBCFCD) whose water conservation and reclamation services are somewhat secondary to their main functions, the Chino Basin Water Conservation District (CBWCD) has a primary duty to promote, develop and finance water conservation and reclamation facilities within the Chino Basin. The District, which is headquartered in the City of Montclair, was formed in 1949 in response to fears that Orange County would consume water from the Chino Groundwater Basin. The District owns and operates several water conservation and recharge facilities within its boundaries which include all of Montclair, Ontario and Chino, as well as a portion of Rancho Cucamonga.

There are two major CBWCD water conservation facilities located within the corporate boundaries of the City of Montclair. The Montclair basins comprise 60 acres adjacent to the east side of the San Antonio Channel in the north park of the city. Two of the four basins were excavated to provide fill for the construction of the San Bernardino freeway, and twelve acres have yet to be excavated. Turnouts from the San Antonio Channel deliver both storm water and imported water (deposited in the channel upstream by a Metropolitan Water District pipeline) to the basins for percolation into the Chino Groundwater Basin. The Montclair basins are the primary facility available to the Watermaster for returning water to the basin. CBWCD percolates as much as 100 acre-feet/day in the basin. The City also recently received permission from CBMWD to discharge runoff temporarily into Montclair Basin No. 4 via the Edison nonreclaimable waste line.

The CBWCD also operates the 25-acre West State Street Basin located west of Monte Vista Avenue and north of the Southern Pacific Railroad right-of-way. This recently completed facility accepts runoff from a lined trapezoidal channel that flows westerly along the railroad right-of-way to the San Antonio Wash. The basin also

receives runoff from Silicon Avenue on the west and Brooks Street on the north. In the future, the West State Street Basin will be the terminus of a storm drain servicing Holt Boulevard.

The potential for future water conservation and reclamation facilities within the City of Montclair are somewhat limited by the availability of land adjacent to major sources of reclaimable water. Existing developments and land uses that are compatible with a conservation or reclamation facility further contribute to the scarcity of desirable sites. However, even without any additional water conservation facilities, the City of Montclair has a higher concentration of major functional water conservation facilities than any city its size in San Bernardino County.

WASTEWATER FACILITIES AND SERVICES

Regional Sewer Services

Sewage treatment and disposal within the basin and the City of Montclair is the responsibility of the Chino Basin Municipal Water District (CBMWD). In addition to providing primary, secondary and tertiary sewage treatment, CBMWD owns and maintains the regional interceptor sewers that collect and transport waste to its treatment plants. CBMWD, in accordance with its Regional Service Contract, is responsible for the treatment and disposal of tributary sewage flows from the City of Montclair. In addition, CBMWD treats and disposes of sewage from the Cities of Ontario, Upland, Fontana, and Chino as well as wastes from the Cucamonga County Water District, San Bernardino County Service Areas and state institutions within the Chino Basin.

CBMWD's Montclair Interceptor collects essentially all of the reclaimable wastewater generated within the city. The interceptor extends from the western city limits easterly across the southern portion of the city intercepting city-owned and maintained trunk sewer facilities. The Montclair Interceptor includes a pump station and a

section of force main that are necessary to transport sewage through the cities of Chino and Ontario to CBMWD Regional Treatment Plant (RP) No. 1 located in south Ontario.

CBMWD also operates a nonreclaimable wastewater line that exports industrial and other nonreclaimable wastes from the Chino Basin. This line extends in an east-west direction south of Montclair into Los Angeles County where it is maintained by the Los Angeles County Sanitation District. This line continues to Harbor Island for treatment and eventual ocean disposal.

Sewage from the City of Montclair and its Sphere of Influence areas is treated at two different locations by CBMWD. The vast majority of the city's domestic sewage is transported by the Montclair Interceptor to Regional Plant No. 1 in Ontario. This plant can currently treat approximately 26 million gallons per day (mgd), and is presently operating at 80 percent capacity (20 mgd). Most of the treated effluent from RP No. 1 leaves the basin and flows south, eventually entering Orange County.

Within the last year, CBMWD RP No. 2 in Chino has begun treating wastes from certain portions of the City of Montclair's Sphere of Influence. This recently sewered area is located in the extreme southwest corner of the influence area, and discharges its wastes to CMBWD's Westside Interceptor. The public sewers within this Sphere of Influence area and the connecting sewer are owned and maintained by San Bernardino County. This area is part of County Service No. 70 which encompasses the county areas of the Chino Hills and Los Serranos communities. It is anticipated that the remaining Sphere of Influence areas not presently sewered will, when sewered, connect to mains tributary to the Montclair Interceptor.

In addition to servicing portions of Montclair's Sphere of Influence, RP No. 2 treats sewage from the City of Chino, the County Service Area in the Chino Hills and state institutions. The plant treats approximately 5.0 mgd, which is very near the present

plant capacity. Expansion of the plant is now being performed to enable a daily treatment capacity of 6.7 mgd.

Local Sewage Collection

The planning for the present City of Montclair sewer system began in 1960, when a report entitled "Report on Master Sewage Plan" was completed with the intention of providing a master plan for the orderly development of a sewage collection and disposal system for the city as it existed at that time, and to provide facilities for the future expansion of the city. The Master Plan included land use and population projections for the city beyond the year 2000. From those projections and regional wastewater generation data, trunk sewer system was outlined that would service existing and future city areas. The Master Plan also discussed the city's options for sewage treatment and disposal. At the time the Master Plan was prepared, the only nearby treatment facilities were located in Pomona under the direction of Los Angeles County Sanitation District (LACSD) No. 21. In 1962, an agreement was negotiated that enabled the temporary disposal of City of Montclair sewage to LACSD No. 21.

In April of 1968, a follow-up report entitled "Report on Sewage Treatment and Disposal Facilities" was completed. This report estimated that at that time, 90 percent of the city's trunk sewer system was completed and the entire system would be completed by June of that year. At the time of this report, sewage treatment and disposal were still performed by LACSD No. 21 under the 1962 temporary agreement. In August of 1967, the Sanitation District gave the city the required two years' notice of its intention to terminate the temporary agreement in August of 1969.

The 1968 report included five alternate plans for sewage treatment and disposal that were then available to the city. The alternatives included a treatment plant and disposal system wholly owned and operated by the city, a joint Montclair/Chino plant, as well as temporary treatment by the CBMWD. The recommended alternative called for the temporary rental throughout the year 1975 of treatment and disposal services

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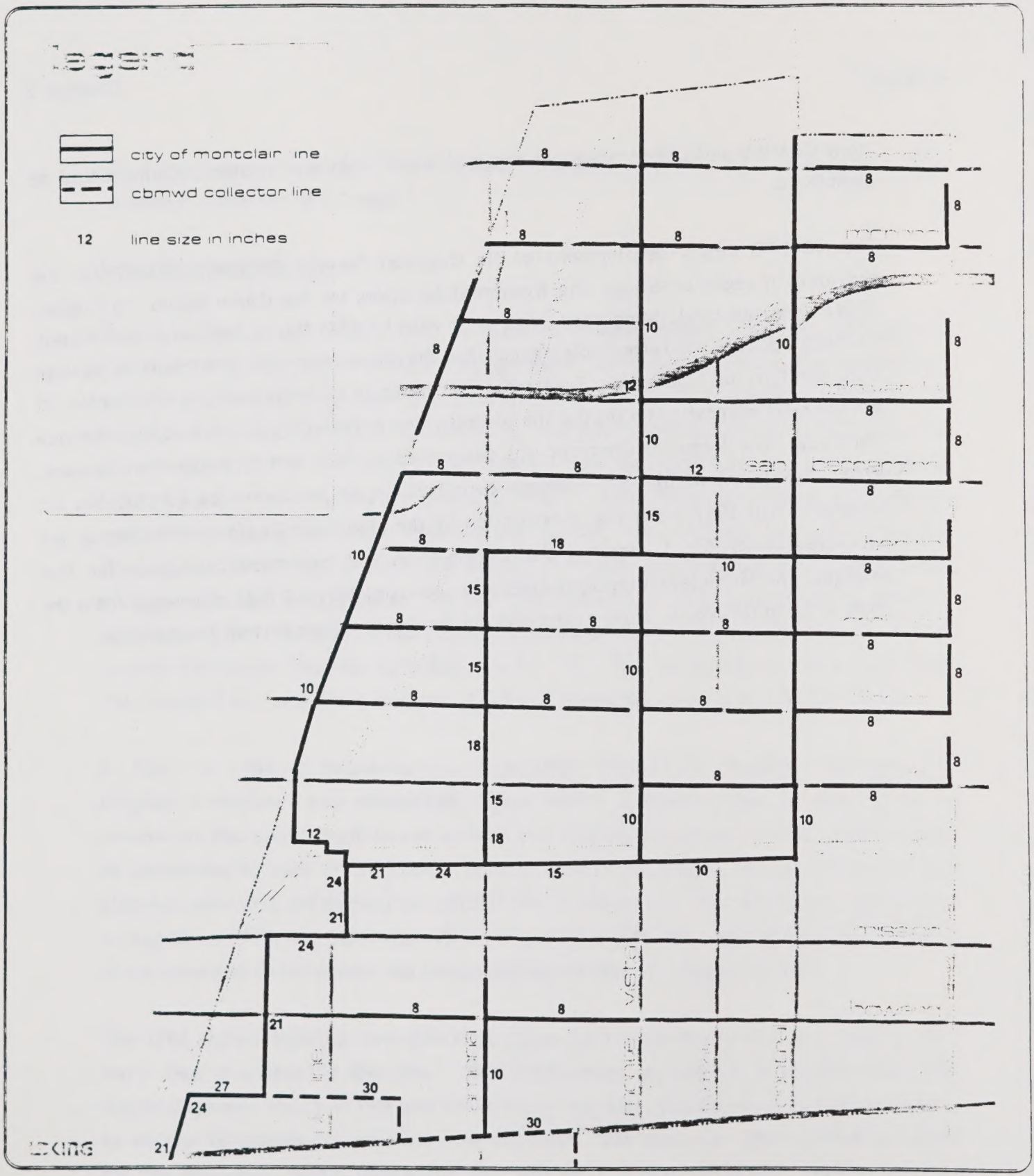
The 1968 report included five alternate plans for sewage treatment and disposal that were then available to the city. The alternatives included a treatment plant and disposal system wholly owned and operated by the city, a joint Montclair/Chino plant, as well as temporary treatment by the CBMWD. The recommended alternative called for the temporary rental throughout the year 1975 of treatment and disposal services

from CBMWD until then on-going regional water resource master planning could be completed.

The CBMWD began development of its Regional Service Contract in 1967 for the providing of regional sewage and treatment facilities for the Chino Basin. In August, 1969, when the city's temporary agreement with LACSD No. 21 officially terminated, CBMWD became the responsible agency for the disposition and treatment of sewage from the City of Montclair. Treatment continued to be performed by LACSD No. 21 for the next several years during the planning and negotiating of the Regional Service Contract. The Regional Contract was completed in 1972, and took effect in January, 1973. Treatment of the city's sewage continued to be performed by LACSD No. 21, however, until 1981 when the construction of the Montclair Regional Interceptor and expansion of RP No. 1 provided the transmission and treatment capacities for this sewage. The Montclair Interceptor delivers approximately 2.2 mgd of sewage from the study area to RP No. 1. Figure 30 shows the backbone sewer system for the city.



existing sewer facilities

city of montclair
general plan

figure 30

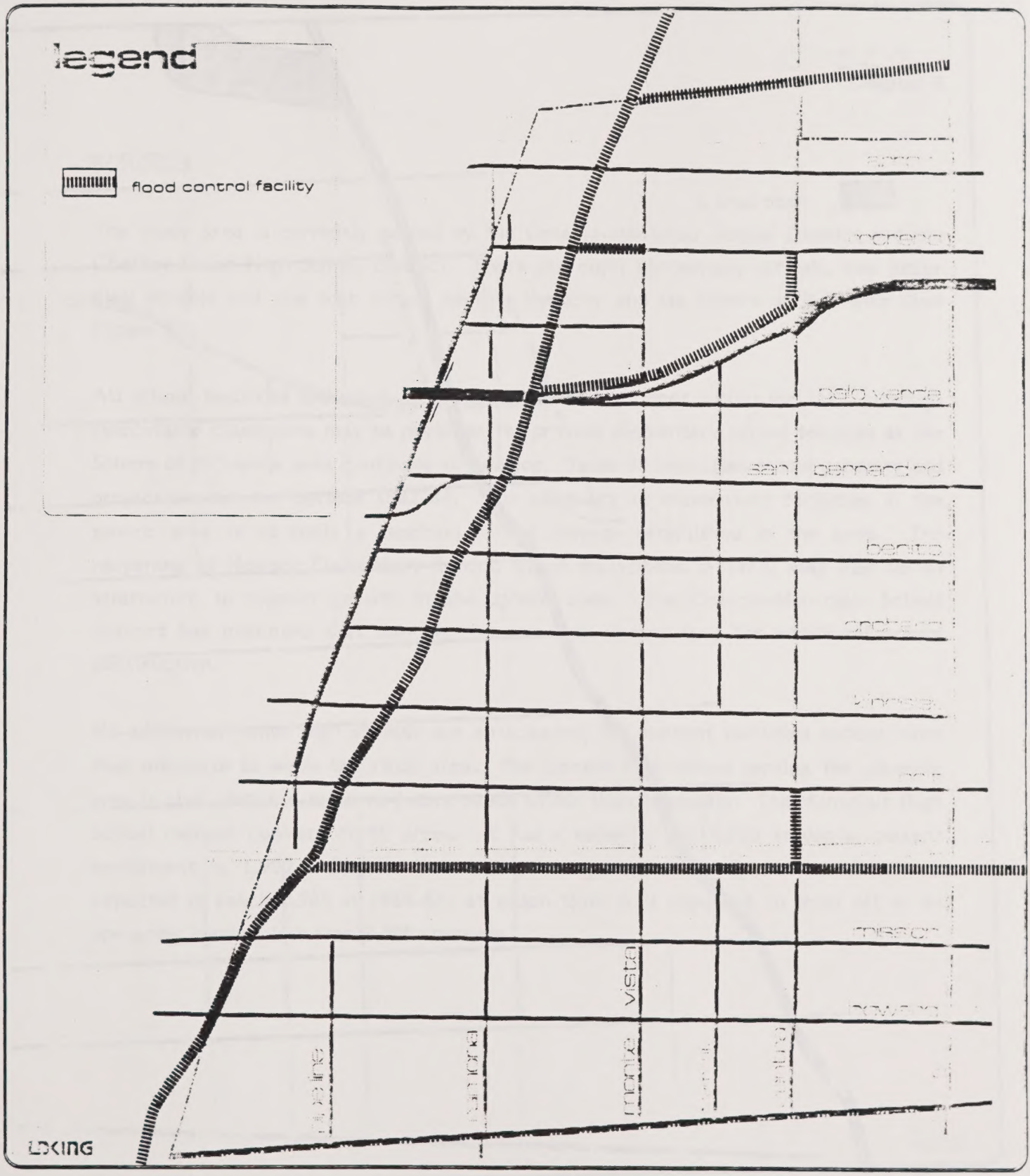
FLOOD CONTROL AND DRAINAGE FACILITIES

Local storm drain planning in and adjacent to the presently incorporated City of Montclair was somewhat lacking prior to and for some time after the incorporation of the city. Local storm water drainage problems were solved by the individual cities when the problem occurred or by the regional flood control agency, the San Bernardino County Flood Control District (SBCFCD). Inter-agency coordination was minimal or nonexistent, resulting in an insufficiently coordinated system. In an effort to coordinate the storm protection efforts of agencies in the extreme southwestern part of San Bernardino County, the SBCFCD initiated the preparation of Storm Drain Master Plan No. 1. The study area for this plan included all the area from the San Antonio Wash on the west to the Cucamonga Creek Channel on the east and extended northerly to the National Forest and southerly to the Riverside-San Bernardino County line. Included in this area were the cities of Upland, Ontario, Chino and Montclair, in addition to much unincorporated county area.

The San Antonio Wash is the principal drainage channel that serves the City of Montclair. This improved rectangular concrete-lined facility roughly parallels the west boundary of the city, just inside the city limits. Most of the local drains in the city begin in north-south streets and connect to larger east-west laterals that eventually terminate in the San Antonio Channel. Average fall in the city's north-south street is several percent, and the water-carrying capacity of these streets and the city's storm drains is very good.

Another major drainage channel in the city is the West State Street Channel. This concrete-lined trapezoidal channel extends from Mountain Avenue in the City of Ontario along West State Street and the Southern Pacific Railroad right-of-way to the San Antonio Channel. This channel interrupts major flows from both City of Montclair and City of Ontario storm drains flowing from the north. Several smaller local drains empty into the West State Street and Montclair Basins, primarily for economic considerations. See Figures 31 and 32.

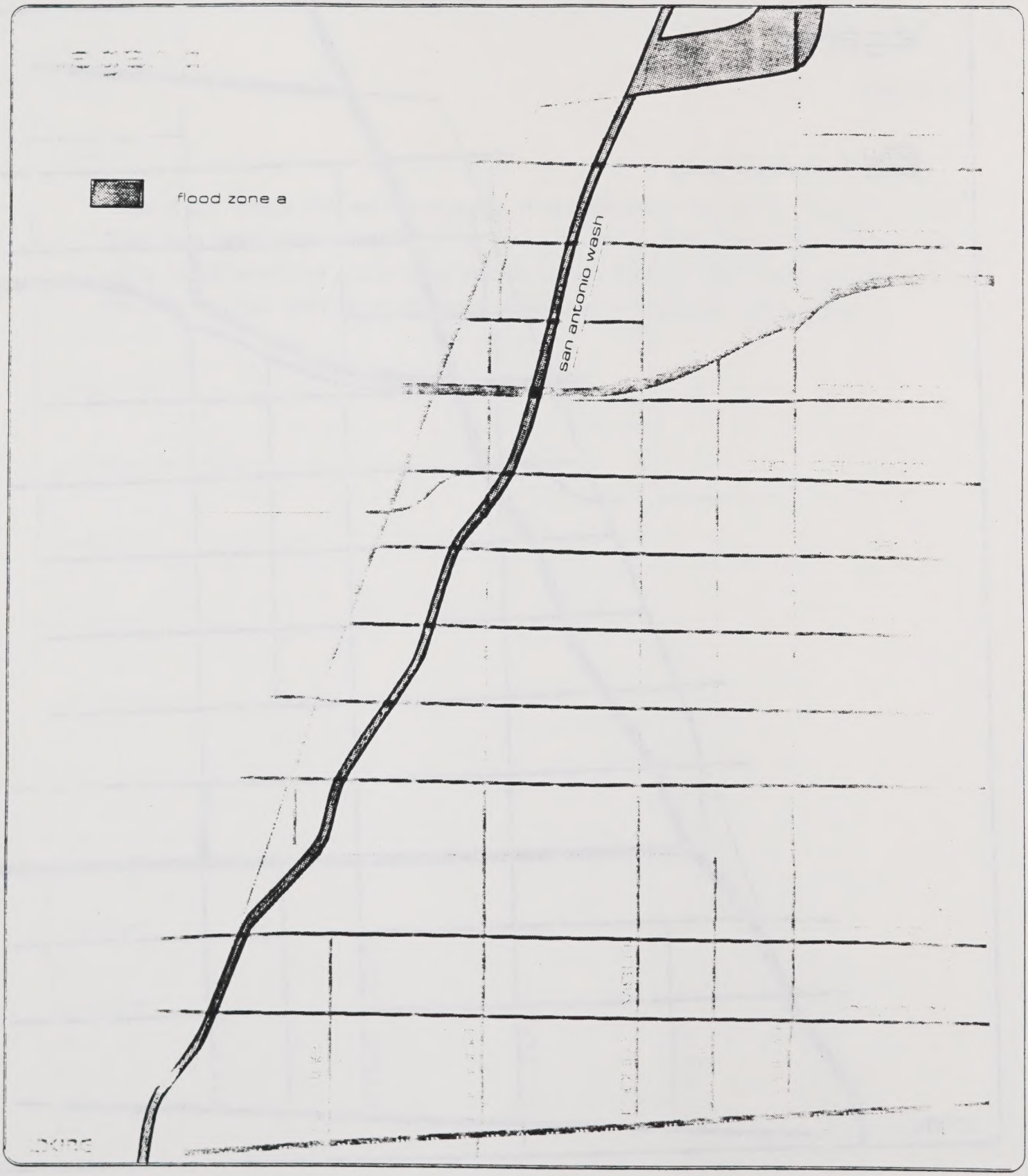
Most of the master planned storm drains of the SBCFCD July, 1966, Project I Master Plan have been constructed. Future drains in the southern portion of the city will carry runoff south to a major flood control facility that parallels the north side of the Pomona freeway. This major channel also terminates in the San Antonio Wash.



backbone flood control system

city of montclair
general plan

figure 31



flood hazards

city of montclair
general plan

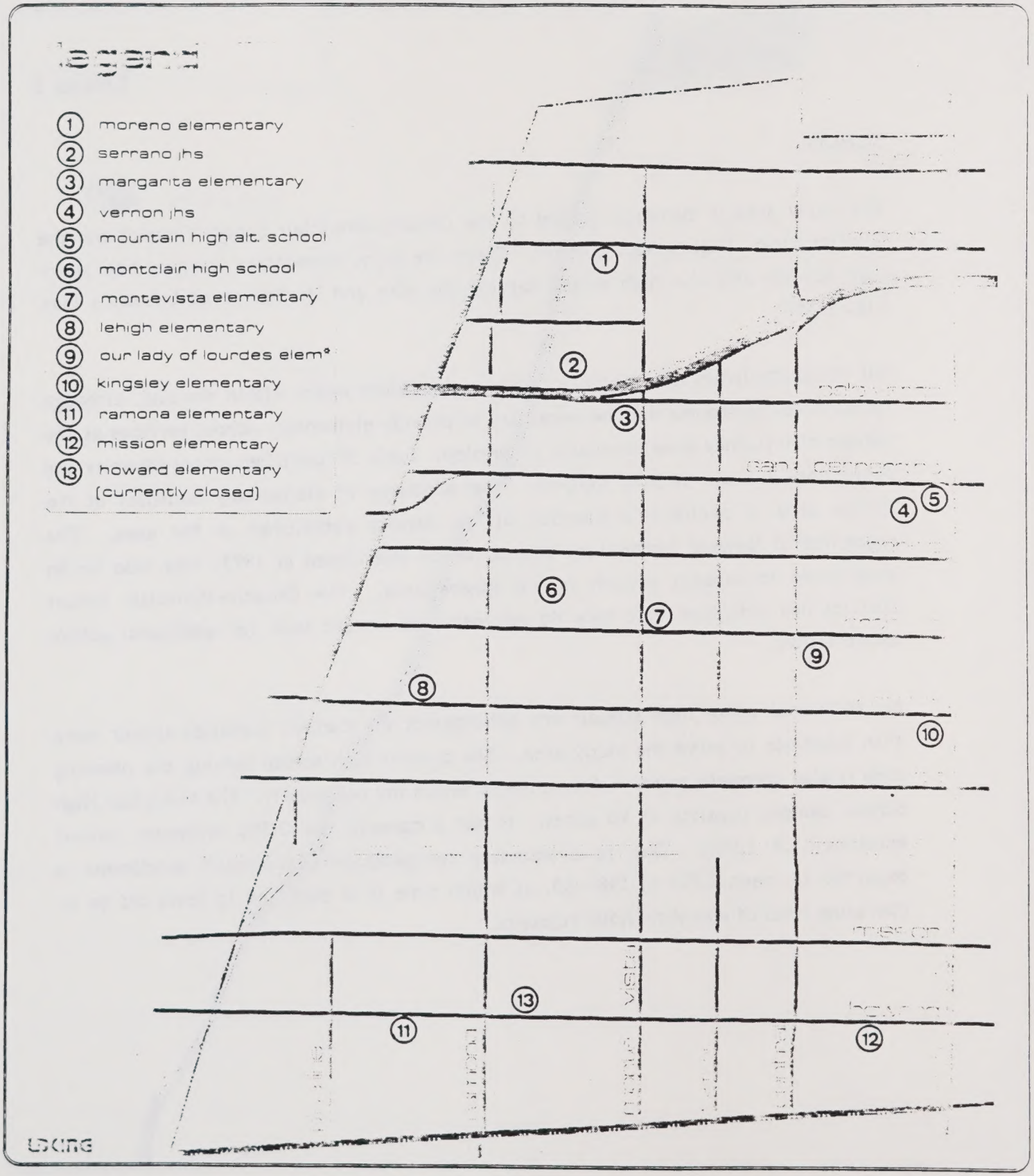
figure 32

SCHOOLS

The study area is currently served by the Ontario-Montclair School District and the Chaffey Union High School District. There are eight elementary schools, two junior high schools and one high school serving the city and its Sphere of Influence (See Figure 33).

All school facilities are adequate to serve the future needs within the city, although relocatable classrooms may be necessary to provide elementary school services as the Sphere of Influence area continues to develop. Table 59 identifies school capacity and projections for the periods 1982-87. The adequacy of elementary facilities in the sphere area is partially a function of the density established in the area. The reopening of Howard Elementary School, which was closed in 1975, may also be an alternative to support growth in the sphere area. The Ontario-Montclair School District has indicated that they do not own any vacant land for additional school construction.

No additional junior high schools are anticipated; the current facilities appear more than adequate to serve the study area. The current high school serving the planning area is also adequate to serve future needs within the community. The Montclair High School campus consists of 40 acres. It has a capacity for 2,500 students; current enrollment is 1,900. Due to a boundary reorganization, projected enrollment is expected to reach 2,500 in 1984-85, at which time it is expected to level off to an operating level of less than 2,500 students.



schools

city of montclair
general plan

figure 33

Table 59

ONTARIO-MONTCLAIR SCHOOL DISTRICT PROJECTIONS

SCHOOL	USABLE ACRES	STUDENT CAPACITY	Projected Enrollments with Space Availability and Needs 1982-83 A	B	1983-84 A	B	1984-85 A	B	1985-86 A	B	1986-87 A	B
Howard Elementary 4650 Howard	10.00	561					(Currently Closed)					
Kingsley Elementary 5625 Kingsley	9.85	573	563		559		563		585	1	600	
Lehigh Elementary 10200 Lehigh	8.84	602	541	2	550	1	559	1	570	1	577	
Margarita Elementary 9550 Monte Vista	9.07	502	430	2	454	1	480	1	496		520	1
Mission Elementary 5555 Howard	9.01	679	707	1	780	2	815	1	837	1	859	1
Monte Vista Elementary 4900 Orchard	9.07	573	566	2	573	2	561	2	559	2	566	2
Moreno Elementary 4825 Moreno	9.70	514	447	2	461	1	480	1	499		501	
Ramona Elementary 4225 East 9th Pomona	8.70	620	607		613		624		627		616	
Serrano Junior High 4725 San Jose	14.87	749	708	1	691	1	612	5	600	5	611	5
Vernon Junior High 9775 Vernon	16.59	712	649	2	591	4	597	4	583	5	592	4

Column A Projected Enrollment
Column B - Additional Space Needed

LIBRARY FACILITIES

The Montclair Library is a branch of the San Bernardino County Library System. It was established on September 25, 1952. The library was originally housed in the Monte Vista Elementary School. In June of 1963, the library was moved to a 3,530 square foot building constructed by the City of Montclair for the County Library. In October, 1966, with the completion of the newly enlarged library building providing 14,101 square feet, this facility became the largest in the County Library System. The library is located in the Montclair Civic Center.

The Montclair Branch Library contains approximately 64,000 volumes. As a member of both the Inland Library System and the SIRCULS Network (San Bernardino, Inyo, Riverside Counties United Library Service Network), access to over three million volumes is provided through inter-library loan. The library has approximately 9,700 registered borrowers, and serves an average of 8,000 users per month.

This facility houses the audio-visual collection of the San Bernardino County Library System which includes films, video-cassettes, and film-strips. Additionally, it serves as a depository for the only existing local history collection for the City of Montclair. The library also provides a collection of records, cassettes, art prints, and posters. An extensive collection of Spanish books, magazines and cultural material has been made available by a Federal Grant which established the Shared Chicano Resources Project. A variety of other foreign language materials is also on hand.

This library serves as the theatre and fine arts center for the San Bernardino County Library System, and has recently acquired an additional 150 titles for the special motion pictures collection. A variety of services and programs is offered throughout the year for children of all ages through the Children's Services Department.

Among the other services available at the Montclair Library is a reference department offering telephone reference service. Citizens may also participate in free public interest programs and make use of a free public meeting room.

SOLID WASTE DISPOSAL

Residential waste collection and disposal within the City of Montclair is provided by a private disposal contractor. The city renegotiates the contract on a five-year basis. Commercial and industrial establishments contract directly with private disposal companies for their solid waste collection and disposal requirements.

The primary disposal facility for locally generated solid waste is the Milliken Avenue Landfill operated by the San Bernardino County Solid Waste Management Department. This landfill accepts only Class II and Class III refuse which is generally defined as residentially generated waste and building construction demolition waste, respectively. Approximately 1,200 to 1,500 tons of this waste is deposited daily at the Milliken Landfill, about 125 tons of which are generated in the study area. In addition to waste from the City of Montclair, this landfill serves the Cities of Chino, Ontario, Rancho Cucamonga, Upland and a portion of Fontana.

The area of the Milliken Landfill was recently expanded by almost 100 acres. The Solid Waste Management Department believes that this expansion will extend the service life of the landfill to the year 1995.

The county presently operates four landfills, two of which will be closed within the next three years. At that time, only the Milliken Landfill and the San Timoteo Landfill north of Redlands will still be operational.

ELECTRICAL SERVICE

Electrical service within the Montclair study area is provided by the Southern California Edison Company. The study area is serviced by three electrical substations. The major portions of the city are served by the substation located at Monte Vista Avenue and Arrow Highway. A small part of the southeastern portion of the study area is served by Narrod Substation located in southwestern Ontario. Another small area in the southwestern portion of the study area is served by the Francis Substation located at the intersection of Francis Street and East End Avenue. All three of these facilities have three 66 kv lines running into the substation and three 66 kv lines exiting the substation. Distribution lines are located throughout the study area.

NATURAL GAS SERVICE

The Southern California Gas Company provides natural gas service to the study area. Natural gas is brought into the area by a 36-inch transmission line located along Benson Avenue. Gas is then transported to the regulator station located at 7th Avenue and Central Avenue where the pressure is reduced to distribution pressure. Natural gas is then transported throughout the study area through the 6-inch distribution line located along Central Avenue to a backbone system which consists primarily of 2-inch lines designed to maintain proper service pressures.

TELEPHONE SERVICE

The General Telephone Company is responsible for the provision of telephone service to the study area. As a public utility, General Telephone is under the jurisdiction of the California Public Utilities Commission. In accordance with the established public utilities requirements, General Telephone must provide telephone services throughout the study area.

3.

PUBLIC HEALTH AND SAFETY ISSUES

CHAPTER 3

PUBLIC HEALTH AND SAFETY

INTRODUCTION

An understanding of the threats to the health and safety of the community is an important part of the General Plan process. The purpose of this chapter is to describe local hazards to the health and safety of Montclair residents. The natural and man-made conditions addressed in this chapter are hazards from:

- Geologic and seismic conditions
- Flooding
- Noise
- Air Pollution
- Crime
- Fire Emergencies
- Natural Disasters
- Hazardous Materials

GEOLOGIC AND SEISMIC CONDITIONS

Landform

The Montclair area is located in the northwest portion of the basin, which is an alluvial plain formed by the sediments eroded from the surrounding mountain ranges. The mountains surrounding the basin include the San Gabriel Mountains to the north, Chino Hills and Santa Ana Mountains to the southwest, San Jose and Puente Hills to the west, and the Pedley Hills and Jurupa Mountains to the southeast.

The topography of the study area is typical of the basin. There is little, if any, slope from east to west and a general two percent slope to the south. Study area elevations run from 1300 feet above sea level along the northern boundary of the study area to 850 feet above sea level at the intersection of Phillips and Pipeline Avenues. The only steep slopes in the study area are those which were created by past mining activities (see Mineral Resources). Landslide and erosion hazards are not significant.

Regional Seismicity

In the analysis of a given geologic setting in California, the most critical feature is earthquake hazards. By identifying the seismic risk associated with any existing or proposed development, and comparing it with the risk alternative plans and programs, planning decisions can be made to enhance the safety of the community.

Four major active or potentially active fault zones are found within the Montclair area: 1) the San Andreas Fault system (active) is oriented in a northwest-southeast direction and passes along the base of the San Bernardino Mountains and through Cajon Pass; 2) the Cucamonga Fault (potentially active) passes north of the basin in an east-west direction at the foot of the San Gabriel Mountains; 3) the Chino Fault (potentially active) is oriented in a northwest-southeast direction and lies at the eastern base of the Chino Hills; and 4) the San Jacinto Fault (active) runs parallel to the San Andreas

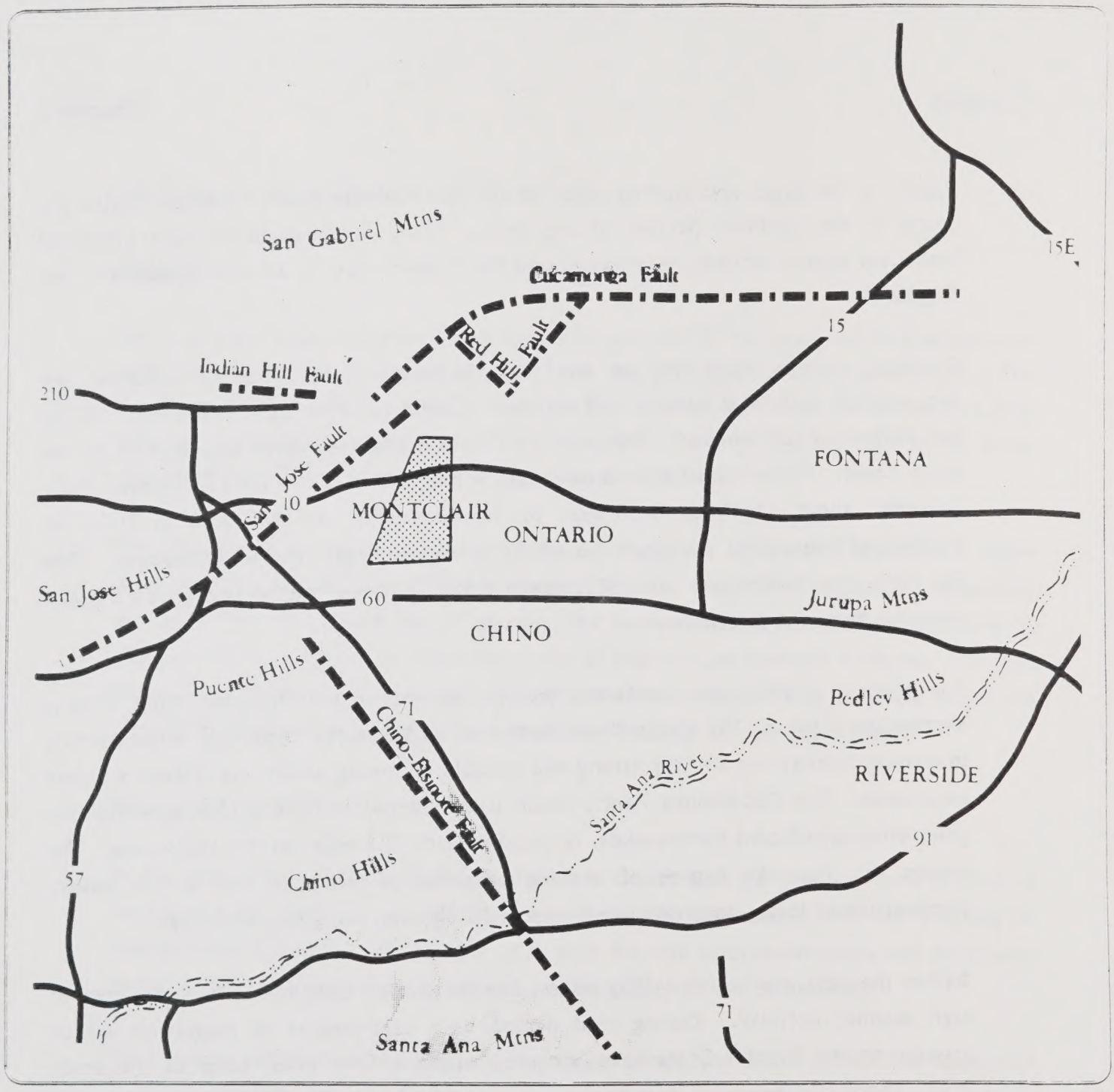
Fault, to the south and slightly west of the San Andreas Fault. Smaller faults are found in the northern portion of the basin. Many of these faults have exhibited historical seismic activity that has caused the displacement of alluvial sediments. See Figure 34.

Geologic surveys conducted by the U.S. Geological Survey across faults of the San Andreas system in central and southern California show little movement of the San Andreas Fault between 1964 and 1972 (this being the major active fault in the study area). However, an earthquake with a magnitude of 5.4 on the Richter Scale occurred about 15 miles northwest of San Bernardino in 1970 and, in 1971, an earthquake measuring 6.4 occurred 62 miles to the west of San Bernardino. The San Fernando earthquake of 1971, measuring 6.6, was the strongest earthquake recently felt near the study area.

The primary seismic and associated geologic hazards in the Montclair study area is earthquake shaking. The entire Chino Basin may be subjected to shaking levels varying in degree from strong to very strong and capable of having disastrous effects on many structures. The Cucamonga Fault, which is considered to have a high potential for generating significant earthquakes, is located within 3.8 miles of the study area. The reason for this high degree of shaking potential is primarily due to the basin's composition of loose, unconsolidated alluvial fill (gravel, sand, silt, and clay).

Within the past one hundred-fifty years, San Bernardino County has been an area of high seismic activity. During that period, five earthquakes of magnitude 6.0 or greater on the Richter Scale have occurred within a fifty mile radius of the study area. These include:

- The earthquake of January 9, 1857, which was centered near Fort Tejon and which had a magnitude of approximately 8.3 on the Richter Scale.



regional seismicity

scale in miles

city of montclair
general plan

figure 34

- The earthquake of July 22, 1899, which was centered near the Cajon Pass and which had a magnitude of approximately 6.5 on the Richter Scale.

- The earthquake of April 21, 1918, which was centered near Hemet in Riverside County, and which had a magnitude of approximately 6.8 on the Richter Scale.

- The earthquake of July 22, 1923, which was centered near Highgrove in Riverside County and which had a magnitude of approximately 6.3 on the Richter Scale.

- The earthquake of December 4, 1948, which was centered near Desert Hot Springs in Riverside County and which had a magnitude of approximately 6.5 on the Richter Scale.

The probability of future earthquakes is statistically related to the occurrence of past earthquakes. From available data it appears that the Southern California area will be subject to an earthquake with a magnitude of 6.0 to 7.0 (Richter Scale) about once every three to five years, an earthquake with a magnitude of 7.0 to 8.0 about once every ten to fifteen years, and an earthquake with a magnitude greater than 8.0 about once in fifty to one hundred years. A regional seismic factor of 1X on the Modified Mercalli Scale which measures intensity (physical effect) of an earthquake, has been assigned to Montclair and other areas overlying the alluvial sediments of the Basin. This represents a considerable level of damage (buildings shifted off foundations, ground cracks and broken underground pipes).

FLOOD HAZARDS

The basin receives storm water in two main forms: 1) concentrated flows emerging from the San Gabriel Mountains, and 2) generalized flows resulting from direct rainfall to the area. In the past, both of these sources have created flood problems, although concentrated flows from the mountain canyons present the most serious problem.

Damage caused by flooding occurs every few years. Major floods have been produced by winter storms usually occurring from December through March. These storms typically produce moderate to heavy rainfall over a period of hours or days. A series of storms or a prolonged single storm is capable of producing a large flood in many portions of the basin. Tropical thunderstorms are another potential cause of flooding in the basin. These storms usually occur in localized areas in high mountain canyons and have significant effects on down-stream areas. Storm water is quickly collected in steep canyons and proceeds downstream with increasing velocity. This "flash flood" does the most damage, decreasing as the water spreads into sheet-flows as slopes decrease. Other causes of flooding such as dam failure and excessive snow pack melting are not a major threat to the basin.

The San Bernardino County Flood Control District, in conjunction with the Army Corps of Engineers, is responsible for flood-related activities in the basin. Prado Dam is the major structure controlling water flows from the San Gabriel Mountains to Orange County via the Santa Ana River. Currently, the Cucamonga/Deer Creek project is the only flood control project underway in the basin. This improvement is expected to be completed in 1982. Major floods occurred in 1938, 1966, 1967 and 1979.

NOISE

Noise, as it has been simply defined, is "unwanted sound." It is an undesirable by-product of transportation systems and industrial activities within a community that permeate man's environment and cause disturbance. The full effect of such noise on individuals and the community will vary with its duration, its intensity, and the tolerance level of the exposed individuals.

Noise Survey Results

The most significant noise producing activity within the City of Montclair involves the transportation system (arterials, freeways, rail lines, and aircraft flyovers). In addition, numerous fixed sources of noise exist within portions of the city. Various locations within the City of Montclair were surveyed in November, 1981, and January, 1982, to establish the existing levels of noise. These measurement sites were selected to determine the impact of noise on residential areas due to traffic on major arterials (including the San Bernardino freeway). A total of 22 noise measurements was obtained, four of which were 24-hour samples. The measurement locations and the sound levels measured at each position provide a definition of the overall noise environment of the City of Montclair. Of the 22 measurements, four were taken at noise-sensitive locations.

The following provides an inventory of noise sources measured within Montclair and the ranges of peak sound levels generated by these sources (see Table 60).

Table 60
Summary of Noise Sources and
Sound Levels Within Montclair

NOISE SOURCE	RANGE OF SOUND LEVELS
Passenger Jet Takeoff (Altitude 1,500')	72 to 92 dB(A)
Light Aircraft Flyover (Altitude 2,000')	65 to 75 dB(A)
Truck Leaving Plant on Private Property at 50'	72 to 80 dB(A)
Trash Pickup at 100'	75 to 95 dB(A)
Helicopter Flyover (Altitude 200')	85 to 95 dB(A)
Truck on City Streets at 50'	75 to 90 dB(A)
Transit Bus at 50'	71 to 75 dB(A)
Motorcycles at 50'	65 to 90 dB(A)
Sports Cars at 50'	65 to 85 dB(A)
Traffic on Main Arterials at 50'	65 to 75 dB(A)
Traffic on Freeway at 50'	80 to 85 dB(A)
Locomotive Pass-by at 50'	84 to 86 dB(A)

When the sound level of a noise is indicated, the distance from source to receiver must be stated. These noise sources were measured at various locations throughout the city. Therefore, the sound levels are not necessarily indicative of any particular area or location.

Community Noise Equivalent Level (CNEL) Contours

CNEL contours have been derived for each of the noise-producing transportation elements within Montclair. The previously cited noise measurements and generally recognized analytical procedures were used in the preparation of the CNEL contour maps (Figures 35 and 36). The CNEL contours have been prepared on city street maps using a scale of 1" = 400'. Contours are provided for CNEL values from 60 to 75 dB in 5 dB increments for the existing (Figure 35) and projected 1995 (Figure 36) environments within the city.

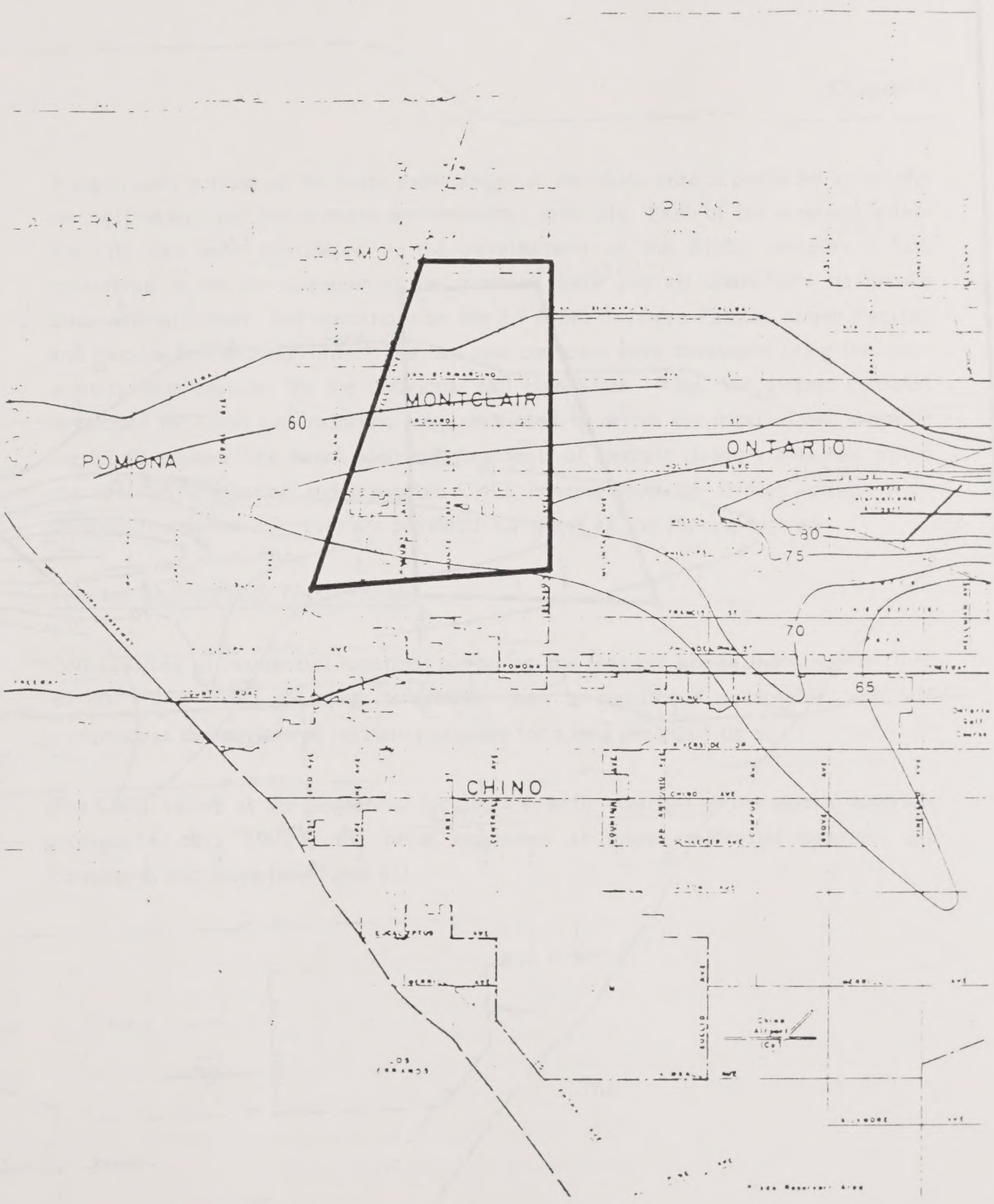


Figure 35- Existing Community Noise Equivalent Level (CNEL) Contours for Ontario International Airport

SOURCE: See Reference 9. 60 dB contour derived from measurements obtained in city of Montclair and based on contours developed by Olson Laboratories, Inc.

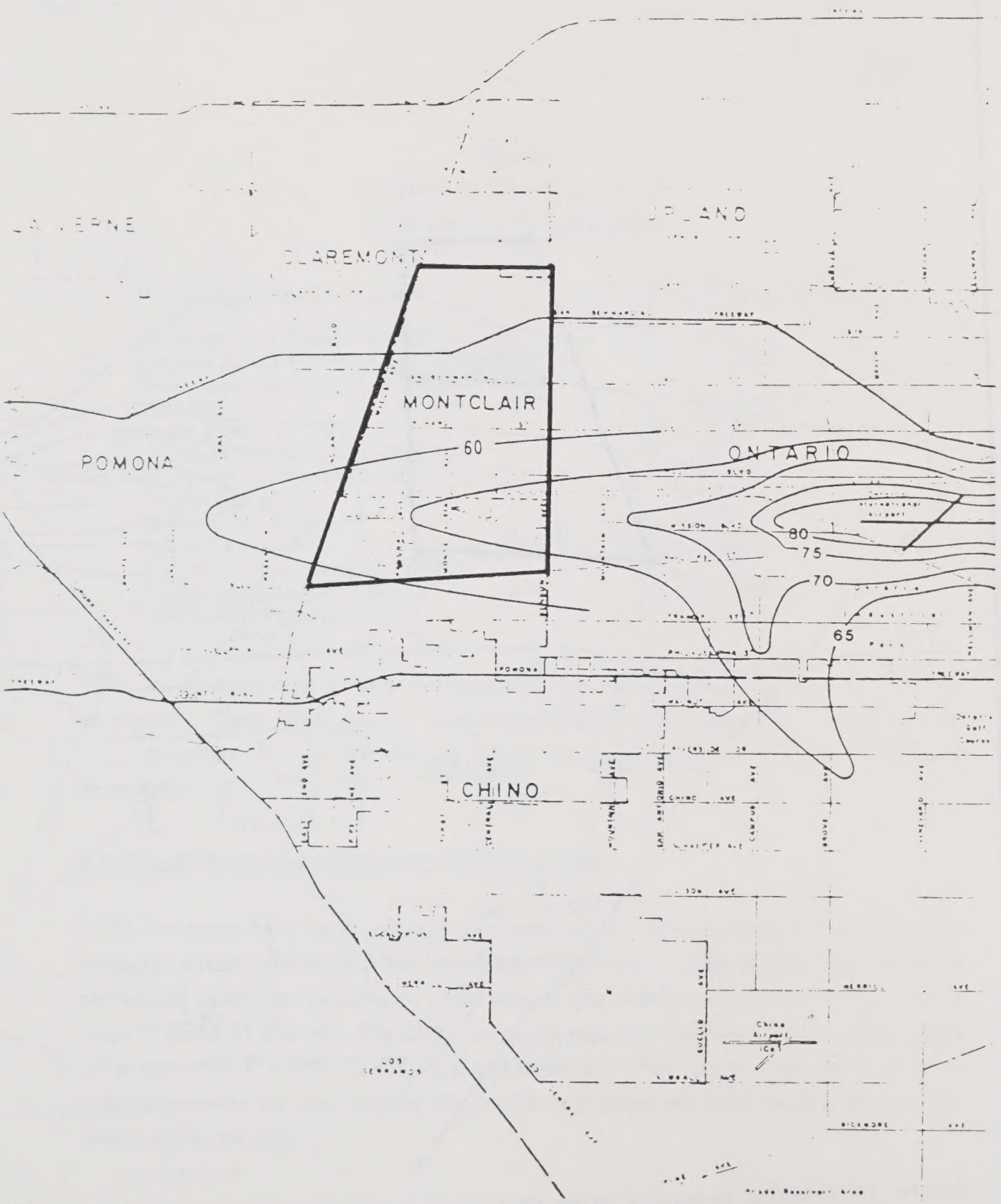


Figure 36 Projected Community Noise Equivalent Level (CNEL) Contours for Ontario International Airport

SOURCE: See Reference 9. 60 dB contour based on contours developed by Olson Laboratories, Inc.

A significant portion of the noise experienced in the study area is produced by traffic on the freeway and the primary and secondary arterials. Each of the arterials within the city has been considered in the development of the CNEL contours. Also considered in the development of the contours were aircraft operations at Ontario International Airport and operations on the AT & SF, Southern Pacific, Union Pacific, and Pacific Electric rail lines. The rail line contours were developed using the train activity data supplied by the individual rail companies. Also, the airport contours developed by Olson Laboratories, Inc., were used to derive the location and shape of the 60 dB contour line based upon measurements of aircraft flyovers obtained within the city. The existing and projected CNEL contour lines for airport activity from Ontario International Airport are provided in Figures 35 and 36, respectively.

Freeway and Highway Traffic Noise

CNEL values at residential locations bordering the freeway are in the range of 70 to 80 dB. This range of levels is greater than is considered acceptable, and will compromise the welfare of residents exposed for a long period of time.

The CNEL values at the residential locations directly adjacent to the several arterials exceeds 65 dB. Hence, the noise exposures at these residential locations are considered excessive (see Table 61).

Table 61

Areas with Excessive Noise Levels for Residential Development

Arterial	Stretch
Arrow Highway	W. City Limits to E. City Limits
Benito (projected)	Monte Vista to Central
Benson	S. City Limits to N. City Limits
Central	S. City Limits to N. City Limits
Holt	W. City Limits to E. City Limits
Mills	Kingsley to Moreno
Mission	W. City Limits to E. City Limits
Monte Vista	S. City Limits to Arrow Highway
Moreno	Monte Vista to Benson
Orchard (projected)	Monte Vista to Central
Palo Verde	Monte Vista to Benson
Ramona	S. City Limits to Holt
San Bernardino	Mills to Benson

Aircraft Noise from Ontario International Airport

At the current level of aircraft activity, the impact of flight operations at Ontario International Airport is significant at existing residential locations in the southern portion of the city (see Figure 35).

During the months of November, 1981, and January, 1982, a number of aircraft flyovers were measured at residential locations in the southern portion of the city, near the flight path. Peak sound levels of passenger jet takeoffs measured at these locations range from 72 to 92 dB(A).

The future impact of Ontario International Airport will be directly related to the increasing number of flight operations occurring each day and the time of day at which they occur. A significant increase in nighttime operations will have a detrimental effect on the quality of life within the Montclair study area.

Of less impact are the helicopters that fly over the city. They generate noise levels in the range of 85 to 95 dB(A); however, the number of helicopter operations over the city is significantly less than the number of aircraft operations.

Noise from Train Movements

At the current level of activity, the impact of operations on the AT & SF, Southern Pacific, and Union Pacific rails lines is significant at existing residential locations in the northern and southern portions of the city. The level of activity on the Pacific Electric rail line is minimal, with no significant impact at nearby residential locations.

Currently, there are approximately 16 to 20 operations per day on all but the Pacific Electric rail line according to data supplied by the individual rail companies. This level of activity is not expected to increase significantly by 1995. However, any future impact will be directly related not only to the number of operations occurring each day but also to the time of day at which they occur. A significant increase in nighttime operations will have a detrimental effect on the quality of life in Montclair. The late night and early morning train passes are the primary annoyance to residents who live adjacent to the tracks.

Commercial/Industrial Noise

In general, commercial and industrial noise within the City of Montclair is not excessive. However, where residential locations are adjacent to heavy industrial zones or trucking operations, a significant impact exists. This impact is primarily related to noise generated by loading dock operations, trucks entering and leaving the area, and mechanical equipment located both inside and outside the building(s).

Construction Activity

The impact of construction noise which occurs during the daytime is considered minimal for no more than two or three months of activity. However, late night and weekend disturbance caused by construction noise may cause a significant impact when experienced at nearby residential locations.

Noise-Sensitive Locations

In general, sound levels occurring at noise-sensitive locations within the city are not considered excessive. However, the following areas are located within a 65 dB CNEL contour as identified on the maps of Figures 35 and 36 and Table 62.

Table 62
Noise-Sensitive Locations
Within the 65 dB CNEL Contour

Portions of Bethany Christian School & Kindergarten
Forrest Day School
Kingsley School
Margarita Elementary School
Portions of Monte Vista Elementary School
Our Lady of Lourdes School
Ramona School (Existing Only)
Portions of Serrano Junior High School
Portions of Vernon Junior High School
School at Howard & Vernon
School on Howard, East of Ramona (Existing Only)
Portions of Doctors' Hospital
Portions of Kermer's Child Institute
Montclair Manor Convalescent Hospital (Existing Only)
Portions of Montclair Branch, County Library (Projected Only)
Portions of Alma Hofman Park (Projected Only)
Kingsley Park
MacArthur Park
Portions of Montclair Parkway

Table 63 provides a summary of the measurements obtained at each school within the city. The table also provides an assessment of impact at each school relative to the state standard regarding classroom noise levels (Section 216 of the State of California Streets and Highways Code). This standard states that interior sound levels for schoolrooms adjacent to a freeway or state highway may not exceed 50 dB(A). It is also generally applied to other sources of noise which may intrude on schoolroom spaces such as busy arterials, rail lines, aircraft flyovers, etc.

Number of People Affected by Noise

Using the existing (1981) CNEL contour maps, zoning maps, and appropriate census data, the number of people exposed to various levels of noise was determined. This was then further reduced to obtain the approximate number of people exposed to noise generated by various sources within the city (arterial noise, freeway noise, aircraft noise, rail line noise, etc.). A greater number of people are exposed to noise from traffic on the major and secondary arterials within the city than from any other source. Only about 37 percent of the population of Montclair is exposed to a CNEL of 65 dB or more.

A complete listing of the analysis is provided in Table 64. Table 65 provides the analysis for the projected (1995) case based on estimated population density figures. A comparison of these two tables indicates that the same general conditions are expected to occur in 1995 as now exist.

Table 63

Summary of Noise Measurements Obtained at Schools
Within the City of Montclair and an Assessment of Impact
Relative to State Standards

School	Leq	Assessment*
Bethany Christian School & Kindergarten	63.9 dB(A)	Insignificant
Forrest Day School	62.5	Insignificant
Kingsley School	50	Insignificant; however, aircraft flyovers generate excessive noise in the playground areas and may generate excessive noise levels within the classrooms
Lehigh Elementary School	50	Insignificant
Margarita Elementary School	65.8	Insignificant with classroom windows closed; however, playgrounds adjacent to the freeway are exposed to excessive levels of noise
Montclair High School	50	Insignificant
Monte Vista Elementary School	64.0	Insignificant
Moreno Elementary School	50	Insignificant
Our Lady of Lourdes School	50	Insignificant
Ramona School	50	Insignificant; however, aircraft flyovers generate excessive noise in the school yard areas and may generate excessive noise levels within the classrooms
Serrano Junior High School	50	Insignificant; however, playgrounds adjacent to the freeway are exposed to excessive noise levels
Vernon Junior High School	60.9	Insignificant
School on Howard at Vernon	50	Insignificant; however, aircraft flyovers generate excessive noise in the school yard areas and may generate excessive noise levels within the classrooms
School on Howard, east of Ramona	50	Insignificant; however, aircraft flyovers generate excessive noise in the school yard areas and may generate excessive noise levels within the classrooms

*Relative to Section 216 of the State of California Streets and Highways Code.

Table 64

- Approximate Number of People Exposed to Various Levels of Noise and Various Sources of Noise Within the City of Montclair, Existing (1981)*

Range of CNEL	Ontario International Airport	Route 10 Freeway	Major and Secondary Arterials	Railroads	Lower Levels of Aircraft, Arterial and/or RR Noise	Total Number of People Exposed to Various Levels of Noise	Percent of Total
Less than 60 dB	---	---	---	---	4,780	4,780	17.0
60 - 65	10,090	1,570	1,170	---	---	12,830	45.8
65 - 70	7,780	860	1,090	40	---	9,770	34.9
70 - 75	---	430	120	30	---	580	2.1
75 - 80	---	50	---	---	---	50	0.2
Total Number of People Exposed to Various Sources of Noise:	17,870	2,910	2,380	70	4,780	28,010	100.0
Percent of Total:	63.8%	10.4%	8.5%	0.3%	17.0%	100%	

*Based on population densities of 3.36 people per single-family unit and 2.46 people per multi-family unit.

Table 65

-Approximate number of people projected to be exposed to various sources of noise within the City of Montclair, (1995)*

Range of CNEL	Ontario International Airport**	Interstate 10 Freeway	Major and Secondary Arterials	Railroads	Lower Levels of Aircraft, Arterial and/or RR Noise	Total Number of People Exposed to Various Levels of Noise	Percent of Total
PROJECTED - 1995							
Less than 60 dB	---	---	---	---	19,270	19,270	49.0
60 - 65	5,900	970	3,120	---	---	13,540	34.6
65 - 70	920	920	1,940	40	---	5,480	13.9
70 - 75	---	730	160	30	---	920	2.3
75 - 80	---	90	---	---	---	90	0.2
Total Number of People Exposed to Various Sources of Noise:	6,820	2,710	5,220	70	19,270	39,300	100.00
Percent of Total:	17.4	6.9%	13.3%	0.2%	49.0%	100%	

*Based on population densities of 3.36 people per single family unit and 2.46 people per multifamily unit.

** Based upon the noise control programs described in the final Environmental Impact Statement for the Ontario International Airport Development Program dated May,1978, and the Land Use Plan adopted as a part of the General Plan in 1983.

AIR QUALITY

Climate

The climate of the study area can be classified as Mediterranean with warm, dry summers and mild winters. The weather is dominated by the Pacific high pressure system which grows larger in summer, effectively blocking storms generated in the Pacific from coming ashore, and weakens in the winter, permitting such storms to come ashore. The system also causes the dry air present during the summer, which precludes most thunderstorm activity.

Surface winds in the area are characterized by a diurnal reversal of direction. In the daytime, winds or sea breezes flow through the Santa Ana Canyon from the coastline toward the interior at about five miles per hour. Nighttime winds drain the interior and flow from the northeast and east at three to four miles per hour. Occasionally, particularly in the winter, a high wind develops. This wind, known as the Santa Ana, moves roughly southwesterly from the Mojave Desert through the area. Wind velocities have been recorded in the San Bernardino Mountains exceeding 100 mph.

The climatological data for the study area indicates an average rainfall of about 18 inches annually. Most of this precipitation occurs during the months of September through April. Temperatures range from a low of 32 degrees Fahrenheit in the winter to a high of 110 degrees Fahrenheit during the summer. These extreme temperatures are rare and the mean annual temperature at the Upland station for 1977 was 64.5 degrees Fahrenheit.

Surface air temperatures are relatively cool along the Southern California coast as a result of the upwelling of cool ocean water. The resultant shallow layer of cool air at the surface, coupled with warm, dry subsiding air from aloft, produces inversions that occur on about 87 percent of the days in the early morning hours. The overall average occurrence of inversions at the ground surface is 11 days per month; the averages vary

from two days in June to 22 days in December and January. Higher inversions, but less than 2,500 feet above sea level, occur 22 days each month. Restricted maximum mixing heights, 3,500 feet or less, average 191 days each year.

Air Quality

The study area is located in the South Coast Air Basin (SCAB), which is one of eleven air basins in the state. These basins are under the jurisdiction of the California Air Resources Board, and are subject to both state and national ambient air quality standards.

Within the SCAB, topography and meteorology combine to create serious air pollution problems. Temperature inversions are a common occurrence and limit vertical dispersion of pollutants. At the same time, restrictive mountain ranges and generally low winds limit the horizontal dispersion of pollutants. This is especially true in the Montclair area, as there are only three channels between the coastal plain and the San Bernardino Valley through which surface air can be exchanged: 1) the Santa Ana River Channel; 2) the canyon between the San Jose and Puente Hills; and, 3) between the San Jose Hills and San Gabriel Mountains. Air movement is dominantly west to east.

The ring of hills and mountains surrounding the basin are the key factor in the poor air quality of the study area as they trap pollutants in the basin. Most of the basin is downwind from air that passes over many pollution sources. Because the inversion lid will not allow for dilution of that progressively polluted shallow layer of air, maximum ozone levels and the total number of days that state and federal clean air standards for ozone are greater in the basin than almost any other area of the SCAB. The stations measuring a full spectrum of air quality parameters in the study area are at Upland, Fontana and Pomona. Table 66 outlines air quality trends from 1975 to 1980.

Table 66

Trends in Montclair Area Ozone Levels
vs.
The California Hourly Clean Air Standard

	Pomona		Fontana		Upland	
	Days Above Standard	Hourly Maximum	Days Above Standard	Hourly Maximum	Days Above Standard	Hourly Maximum
1975	n/a	n/a	180	0.38	171	0.39
1976	n/a	n/a	173	0.38	183	0.38
1977	n/a	n/a	192	0.39	193	0.38
1978	n/a	n/a	183	0.42	170	0.35
1979	n/a	n/a	197	0.42	163	0.37
1980	140	0.37	181	0.42	159	0.44
6 year average	140	0.37	181	0.40	173	0.38

The pollutants that are the focus of state and federal law vary in their chemical composition and toxicity. They are emitted from diverse sources, including transportation, industry, energy production and waste disposal. Once in the atmosphere, contaminants may interact with each other in the presence of sunlight to form various other compounds that may be harmful above certain concentrations.

Pollutants can be separated into two categories, primary and secondary. Primary pollutants are those emitted directly into the atmosphere from a source. They include sulfur dioxide (SO_2), nitrogen oxides (NO_X), carbon monoxide (CO), hydrocarbons (HC), and particulates. Secondary pollutants are those formed in the atmosphere as a result of complex photochemical processes working on primary pollutants. These include ozone (oxidant) sulfate (SO_4), and suspended particulates (aerosols). Table 67 identifies the 1980 air quality summary for the Montclair area.

Table 67
Montclair Area 1980 Air Quality Summary

Air Quality	Pomona		Upland		Fontana	
	Days Exceeding	Max.	Days Exceeding	Max.	Days Exceeding	Max.
Ozone						
1 hr. 0.10 ppm	140	0.37 ppm	159	0.44 ppm	181	0.42 ppm
1 hr. 0.12	99	0.37	131	0.44	146	0.42
1 hr. 0.20	49	0.37	73	0.44	84	0.42
1 hr. 0.35	1	0.37	4	0.44	6	0.42
Carbon Monoxide						
1 hr. 35 ppm	13	0	14	0	0	19
8 hrs. 9	8	0	0	0	0	0
12 hrs. 10	0	0	0	0	0	0
Sulfur Dioxide						
24 hrs. 0.05 ppm	0	.04*	0	.02*	0	0.04*
24 hrs. 0.14	0	0	0	0	0	0.39
Nitrogen Dioxide						
1 hr. 0.25 ppm	1	0.27	2	0.35 ppm	1	0.25 ppm
Particulates						
24 hrs. 100 ug/m^3	---	---	---	256 ug/m^3+	29/51	417
24 hrs. 260	---	---	0/45	256+	3/51	417
Lead						
1 mo. 1.5 ug/m^3	---	---	0/12	1.43 ug/m^3+	0/53	1.57 ug/m^3
3 mos. 1.5	---	---	0/4	1.43+	0/53	---
Sulfate						
24 hrs. 25 ug/m^3	---	---	4/45	32.0 ug/m^3+	3	40.0 ug/m^3

* 1 hour standard maximum
\+ 1979 Figure

For almost every parameter measured, the Chino Basin area had the worst air quality in San Bernardino County, and in some instances, in the entire SCAB. In contrast, levels of carbon monoxide and oxides of nitrogen are low and rarely exceed state standards. Another concern over air quality in the study area centers around the simultaneous occurrence of high levels of ozone and suspended particulates. Both of these pollutants exceed the state standards regularly, and may reach unhealthful levels at the same time. This may cause greater adverse respiratory effects than if either pollutant alone were exceeding clean air standards.

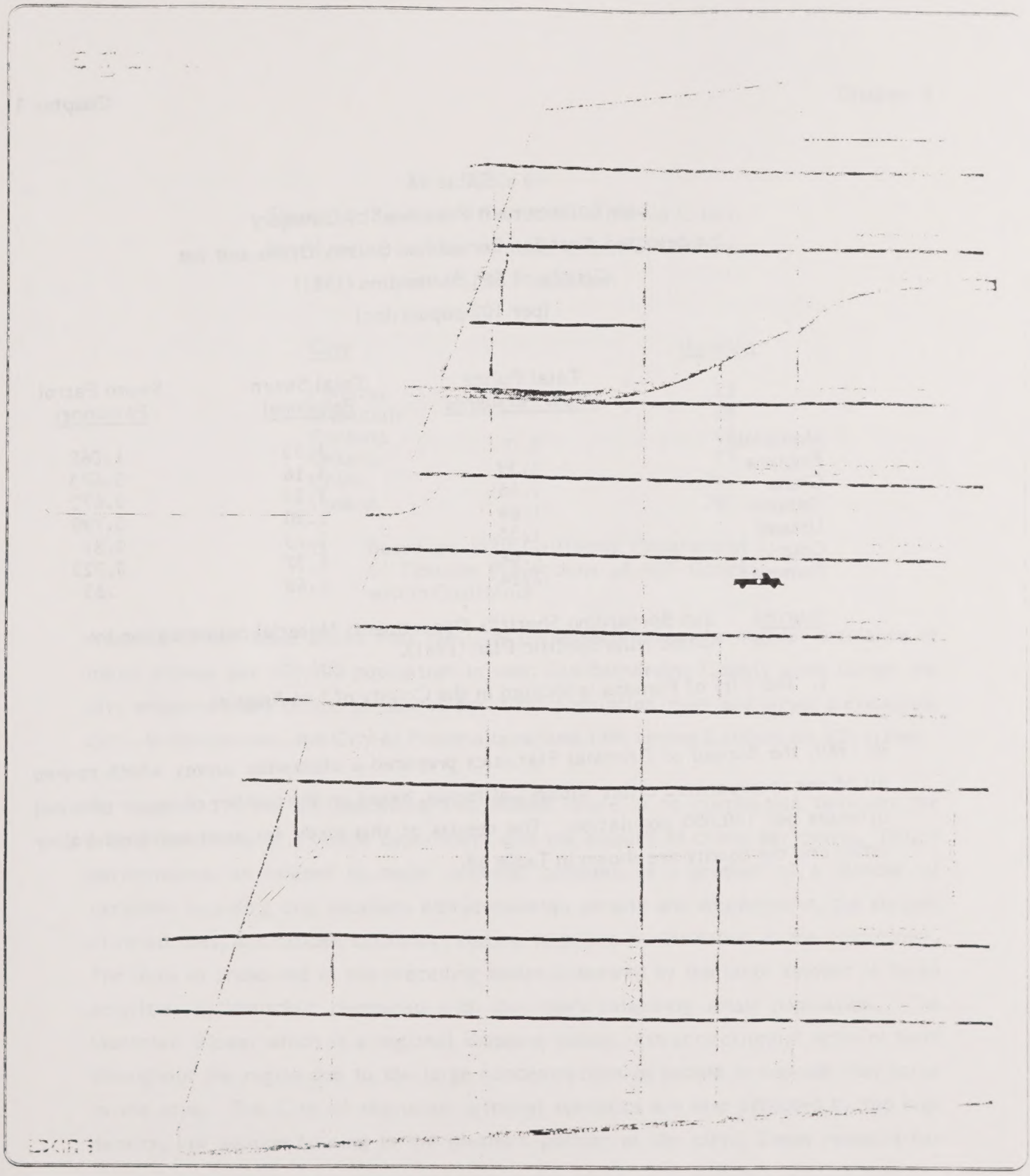
There has been little indication of any improvement in ozone concentrations. If the entire air basin is to achieve clean air standards by 1987 at the latest (the initial statutory deadline is 1982 with an extension to 1987 possible if reasonable further progress is demonstrated by 1982), then the trend of no change must be reversed.

The plan to achieve this goal is called the air quality management plan (AQMP). The basic premise of the AQMP is that the air basin can have a certain planned rate of growth and still achieve clean air as long as there are concurrent emissions reductions throughout the basin. The AQMP embodies those tactics that need to be adopted to achieve those reductions. The plan was submitted to the Air Resources Board and to the EPA, and is now a part of the State Implementation Plan (SIP) to attain and maintain clean air standards. Principal elements of the AQMP include a mandatory vehicle inspection program; a prohibition against building new pollution sources without retiring an equivalent or greater amount of emissions from other sources; controls on the production, refining, distribution, and use of petroleum-related compounds; controls on heavy-duty vehicles and equipment; and coordinated transportation, land use, and air quality planning. If these elements are not adopted or replaced with equally effective tactics, the state faces the loss of considerable federal grant monies. Between 1976 and 1987, the air basin must reduce its emission levels about three times more than what was emitted in the San Bernardino County portion of the South Coast Air Basin.

CRIME AND PREVENTION SERVICES

Police service within the incorporated boundaries of the City of Montclair are provided by the Montclair Police Department. Figure 39 shows the location of the City's Police Station in relation to the study area. Unincorporated county areas adjacent to the city limits are served by the San Bernardino County Sheriff's Department. These two agencies operate independently within their respective service areas; however, mutual response is provided through a statewide agreement. The City also has mutual response agreements with the California Highway Patrol, as well as the neighboring cities of Pomona, Claremont, Upland, Chino and Ontario. The Montclair Police Department consists of 45 sworn peace officers, 20 civilian employees, 9 crossing guards and 25 police reserves. The department also operates 11 marked patrol vehicles, 5 detective units, 4 administrative vehicles, and 2 motorcycle units. In addition to the normal police functions of uniformed patrol and investigation divisions, the Montclair Police Department also offers a traffic program, a canine program and a special investigation program. The department works on a "beat" system with patrol units serving specific geographical areas. The city maintains an average response time of less than one minute in 26 percent of emergency calls, and response times of less than three minutes in 68 percent of emergency calls. Average response time for all calls for service, emergency and nonemergency calls is five minutes. This average assumes that an officer is already in the field, on his beat responding to a call from the dispatcher. Generally all emergency calls are handled by officers in the field.

The Montclair Police Department employs 40 percent more personnel per 1000 population than its neighboring cities and 79 percent more police personnel per 1000 population than the San Bernardino County Sheriff's Department (See Table 68). The city also maintains the highest ratio of sworn personnel per 1000 population than any of its neighboring cities and 42 percent more sworn personnel per 1000 population than the County of San Bernardino.



police station location

Table 68
Law Enforcement Personnel by Category
for Selected West San Bernardino County Cities and the
County of San Bernardino (1981)
(per 100 population)

	Total Police Dept. Personnel	Total Sworn Personnel	Sworn Patrol Personnel
Montclair	3.0	1.95	1.060
Fontana	1.59	1.16	0.673
Chino	1.48	1.23	0.672
Ontario	1.64	1.20	0.799
Upland	1.55	1.15	0.81
County	1.68	1.37	0.725
Pomona[1]	2.14	1.60	.83

Source: San Bernardino Sheriff's Department; Material collected for the Chino Hills Specific Plan (1981).

1. The City of Pomona is located in the County of Los Angeles.

In 1980, the Bureau of Criminal Statistics prepared a statewide survey which ranked all of the incorporated cities within California, based on the number of major criminal offenses per 100,000 population. The results of this study for selected West Valley cities and the county are shown in Table 69.

Table 69
Statewide Ranking of Selected California Cities,
Based on the Number of Major Criminal Offenses
per 100,000 Population

City	Ranking
Pomona	15
Montclair	28
Fontana	65
Ontario	73
Chino	241
Upland	267

1. Based on 1980 California Department of Finance Projections of 425 Cities within California

Analysis of this table shows that the City of Montclair has the highest incidence of major crimes per 100,000 population in west San Bernardino County even though the city employs more police personnel per 1000 population than any other surrounding city. In comparison, the City of Pomona is ranked 15th among California's 425 cities.

As suggested from the preceding two tables, there is no correlation between the proportional size of a police department and the amount of crime per capita. Police performance, as related to major criminal offenses, is a product of a number of variables including city location, ethnic makeup, density and employment, the amount of retail uses, and citizen attitudes relative to police performance in the community. The data as presented in the preceding tables is skewed by the large amount of retail activities in Montclair compared with the city's relatively small population. The Montclair Plaza, which is a regional shopping center, attracts criminal activity from throughout the region due to the large concentrations of people and goods that occur in the area. The City of Montclair criminal statistics are also affected by the high density, low income housing in the southern portion of the city. These rental areas

account for a larger proportional share of the crime statistics than other areas of the city.

The final variable affecting police performance within a community is citizens' attitudes about the police and their cooperation with the department. If citizens are apathetic, the likelihood of their reporting crimes or noting significant facts is low.

To combat citizen apathy which is prevalent throughout the country, the Montclair Police Department offers a wide range of community awareness programs and seminars:

- Neighborhood Watch
- Rape prevention
- Robbery prevention
- Short-change artist prevention
- P.A.L. (Prevention Against Loss) seminars on proper dead bolts; also offering drills and templates for easy installation
- Engraving pencils and pamphlets on use
- Senior citizen crime prevention, both physical safety and awareness of bunko schemes
- Bicycle safety and licensing
- School safety for grade school students
- High school and junior high seminars to familiarize students with the justice system and police department

FIRE HAZARDS AND PROTECTION SERVICES

Fires are generally classified as either "wildland" or "structural." Fires in undeveloped areas resulting from the ignition of accumulated brush and wood are termed "wildland fires." In open areas, these fires may consume extensive acreage and result in serious damage to watershed, wildlife and structures. The main causes are smoking,

incendiary, machine use, debris burning and railroads. Because of the urbanized nature of the study area, wildland fires do not pose a serious threat. The only areas subject to such fires are the vacant lots scattered throughout the study area. The City of Montclair contracts with the county for weed abatement services. Currently, there are no vacant lots within the study area identified as potential fire hazards. Despite this, grass, brush, and trash fires made up 47 percent of the total fire calls in 1981.

"Structural fires" refers to fires originating from within a structure. The most serious fire threat in Montclair is from these fires. The cause of most structural fires can be traced to faulty wiring, age of structures, poor structural design, lack of maintenance, children playing with matches, and improper handling of flammable materials. Flammable roof materials and closely built structures add to the risk of fire hazards in the city.

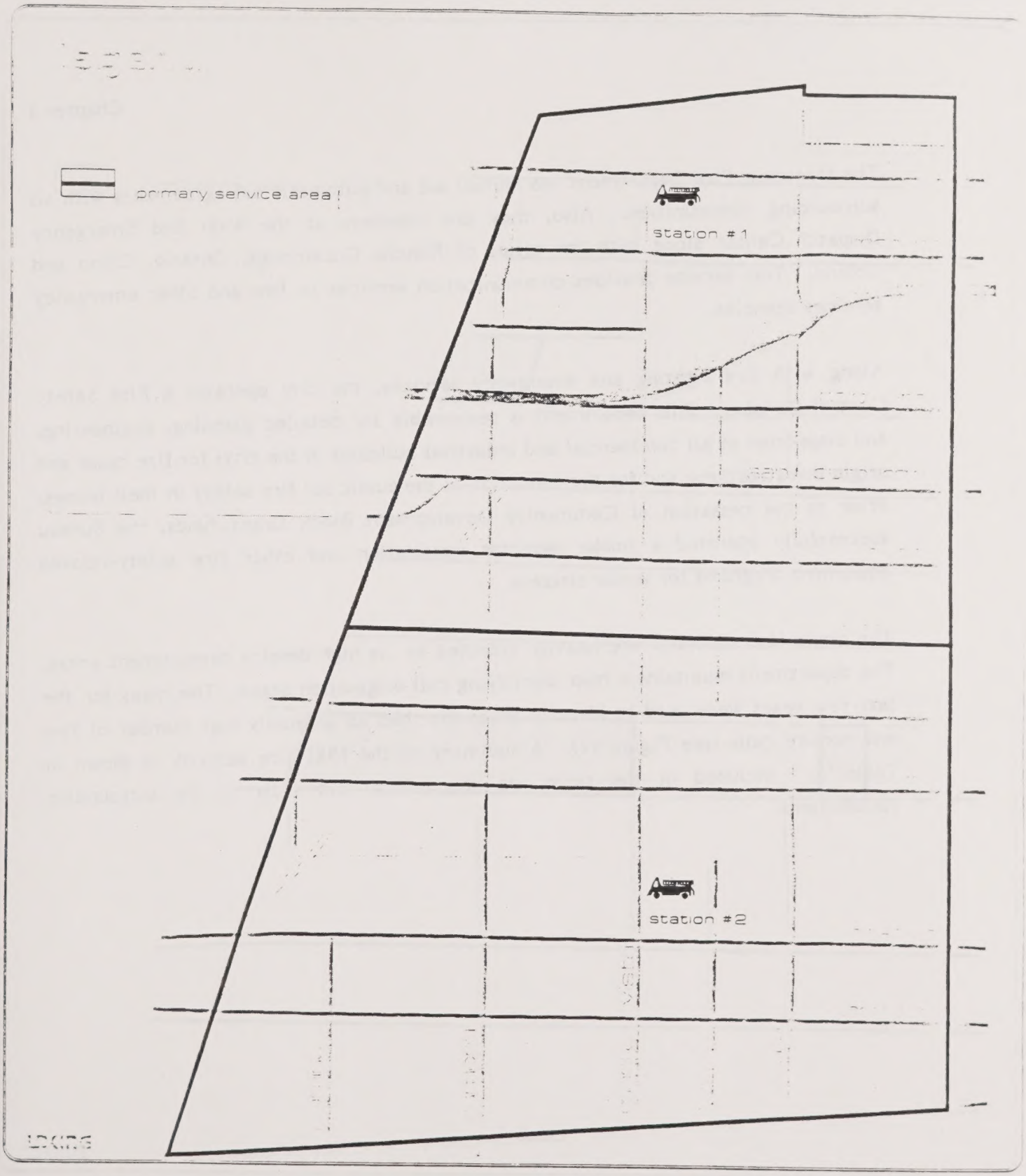
While many structural fires are due to carelessness, much can be done to reduce the risk of fire. A major factor in the protection of life and property is the time required for men and equipment to arrive at the scene of a fire. In general, response times in the range of five to eight minutes are considered maximum in the case of structural fires. A longer response time will result in the loss of most of the structural value. Four factors affect response times: fire station organization, distance, grade, and road conditions (physical conditions, weather, and traffic). Currently, the response capabilities of the study areas' fire agencies appear adequate throughout the study area. A recent study completed by the fire department resulted in a three-minute maximum response time throughout the study area.

Currently, there are two fire stations to serve the City of Montclair and its Sphere of Influence. Table 70 identifies the equipment and manpower inventory of the Montclair Fire Department. Figure 40 identifies the fire station locations and fire station response areas within the Montclair Fire Department Service Area. The city currently contracts with the County of San Bernardino to serve the unincorporated areas north and south of the city.

Table 70

1981 Montclair Fire Equipment and Manpower Inventory

Station #1	Station #2
1500 G.P.M. Pumper	1500 G.P.M. Pumper
1250 G.P.M. Pumper	1000 G.P.M. Pumper
35' Elevating Platform	12 Suppression Personnel
Rescue Squad	
Communications Trailer	
Lighting Trailer	
21 Suppression Personnel	
10 Staff Personnel	



fire station locations

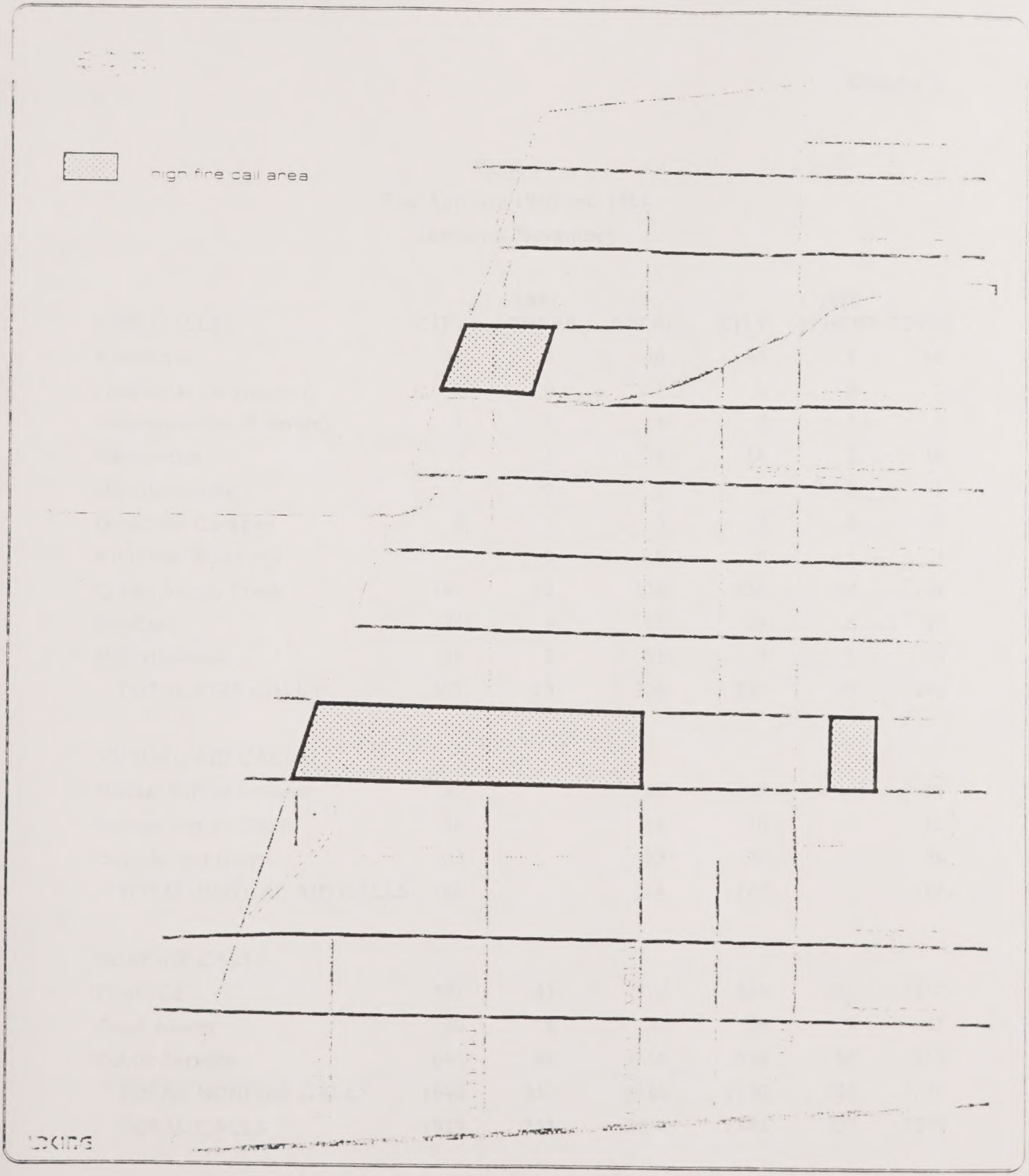
city of montclair
general plan

figure 38

The Montclair Fire Department has mutual aid and automatic aid agreements with all surrounding communities. Also, they are members of the West End Emergency Dispatch Center along with the cities of Rancho Cucamonga, Ontario, Chino and Upland. This service provides communication services to fire and other emergency services agencies.

Along with fire fighting and emergency services, the city operates a Fire Safety Control Division. This department is responsible for detailed planning, engineering, and inspection of all commercial and industrial buildings in the city; for fire cause and origin investigations; and for the education of the public for fire safety in their homes. Prior to the cessation of Community Development Block Grant funds, the Bureau successfully operated a smoke detector installation and other fire safety-related equipment programs for senior citizens.

The city's fire statistics are heavily affected by its high density development areas. The department maintains a map identifying call origination areas. The maps for the last few years were used to identify areas that had an unusually high number of fire and nonfire calls (see Figure 41). A summary of the 1981 fire activity is shown in Table 71. Included in the table are the mutual aid calls to the surrounding jurisdictions.



high fire call areas

city of montclair
general plan

figure 39

Table 71
Fire Activity 1980 and 1981
January - November

	1981			1980		
FIRE CALLS:	CITY	SPHERE	TOTAL	CITY	SPHERE	TOTAL
Residential	43	3	46	45	3	48
Hospitals, Institutions	1	0	1	0	0	0
Nonresidential Assembly	4	0	4	2	1	3
Mercantile	5	1	6	14	2	16
Manufacturing	1	0	1	1	0	1
Detached Garages	2	1	3	2	3	5
All Other Buildings	1	0	0	0	1	1
Grass, Brush, Trash	141	12	156	124	20	144
Vehicles	81	4	85	59	8	67
Miscellaneous	26	2	28	8	2	10
TOTAL FIRE CALLS	307	23	330	255	40	295
MUTUAL AID CALLS:						
Mutual Aid to Ontario	85		85	95		95
Mutual Aid to Chino	16		16	10		10
Outside Aid Given	23		23	26		26
TOTAL MUTUAL AID CALLS	164		164	177		177
NONFIRE CALLS:						
First Aid	757	155	912	864	193	1057
False Alarm	50	8	58	60	7	67
Public Service	641	69	710	526	87	613
TOTAL NONFIRE CALLS	1448	232	1680	1450	287	1737
TOTAL CALLS	1919	255	2174	1882	327	2209

EMERGENCY SERVICES

The principal hospital within the study area is the Doctors' Hospital of Montclair, south of the San Bernardino freeway at Monte Vista Avenue. This 99 bed general acute-care facility includes 79 medical/surgical beds, eight maternity beds, four pediatric beds, and eight intensive care/coronary care beds. The facility also provides basic emergency room services.

Other facilities in the nearby areas are the Chino General Hospital, a 118 acute-care facility with 99 medical surgical beds, three pediatric beds, eight maternity beds and eight intensive care/coronary care beds. Basic emergency room services are also available at this facility. The Ontario Community Hospital is a 99-bed general acute-care facility including intensive care facilities, a coronary care unit, an alcoholism rehabilitation program and basic emergency services. Several hospitals in the Pomona area also may serve residents of Montclair. The Pomona Valley Community hospital is the largest of these facilities.

The San Antonio Community Hospital located in Upland is another large facility which may serve the Montclair area. This 327-bed facility has 277 acute general beds and a 50-bed psychiatric unit.

San Bernardino County offers mental and physical health care to Montclair residents. Located in Ontario, the West Valley Health Center offers communicable disease control, family planning, hearing testing, chest X-rays and tuberculin skin testing, immunizations, and specialized clinics for well babies, young people, and expectant mothers.

The County's Continuing Care Services Facility in Montclair provides counseling and support services for individuals who have mental problems.

The Kaiser Permanente Health Plan maintains medical offices in Ontario. Kaiser Hospital is located in Fontana and is limited to enrollees in the health maintenance organization.

Highly specialized services such as burn care center and neo-natal intensive care services are provided in major referral centers such as the San Bernardino County Medical Center and the Loma Linda University Medical Center.

Although numerous long-term care facilities exist in the west end area, a shortage is projected for skilled nursing and intermediate care beds for 1985. This information is based on the 1980 Health Systems Plan Addendum and current development activity in the long-term care field.

The Montclair Fire Department and local ambulance companies provide emergency medical services to the city and its Sphere of Influence. The entire study area is adequately served with an estimated maximum response time of three minutes to the furthest portions of the study area. The Montclair Fire Department currently provides Emergency Medical Training Level One (EMT 1) services to the public. Approximately half of the department staff currently possess the EMT 1 level certificate. Paramedic and transport services are provided by local ambulance companies.

Emergency Planning

In July 1981, the City of Montclair prepared a revision to its emergency operations plan. The update is currently being reviewed by the State Office of Emergency Services for compliance with the California Emergency Services Act.

The Emergency Operations Plan includes the following:

- A basis for conducting and coordinating operations in the management of critical resources during emergencies;

- A mutual understanding of the authority, responsibilities, functions, and operations of civil government emergencies; and

- A basis for incorporating into the city emergency organization, nongovernmental agencies and organizations having resources necessary to meet foreseeable emergency requirements.

The key elements of the Plan are designed to:

- Save lives and protect property;

- Repair and restore essential systems and services;

- Provide a basis for direction and control of emergency operations;

- Provide for the protection, use, and distribution of remaining resources;

- Provide for continuity of government services; and

- Coordinate operations with the emergency service organizations of other jurisdictions.

Mutual aid and cooperation with surrounding jurisdictions will occur in accordance with the California Master Mutual Aid Agreement. This will ensure the maximum utilization of materials and personnel resources in the region during a disaster.

HAZARDOUS MATERIALS

Today, the efficient operation of modern industry and agriculture depends on the wide-scale use of many potentially hazardous substances. The use of these substances contributes greatly to the productivity of industrial and agricultural processes, but their accidental misuse can lead to serious environmental and public health problems. Recent events, such as contamination of ground water in the San Gabriel Valley and numerous rail transportation accidents nationwide illustrate the nature and scope of problems which can result from such misuse. For these reasons the public has a substantial interest in ensuring that potentially hazardous materials are carefully controlled to extract their maximum benefit without loss due to dangerous side effects.

Responsibility for Regulation

The extensive use and transportation of the hazardous materials combined with their serious potential for damage has led to the creation of a variety of systems for their regulations.

The United States Department of Transportation, the California Department of Health Services, CalTrans and the California Highway Patrol all have interrelated programs designed to prevent hazardous materials disasters during their transportation. The United States Department of Transportation has developed safety standards which regulate the shipment of hazardous materials by both truck and rail. These standards have been incorporated into the Environmental Health Division of the California Administrative Code. Under state law, the State Department of Health Service is required to establish routes along the state highway system for the transportation of hazardous materials. These routes include a limited number of locations where trucks may stop. The Highway Patrol is responsible for enforcing these routes, and in case of accident, CalTrans is responsible for directing emergency clean-up operations.

The United States Environmental Protection Agency, the State Department of Industrial Relations and the State Department of Health Services all have interrelated programs designed to prevent the misuse of hazardous materials in the work place. Under this system, the Environmental Protection Agency is responsible for ensuring that containers of hazardous materials are properly labeled with instructions for use. Both the National Institute of Occupational Safety and Health and the State Department of Industrial Relations are responsible for ensuring that hazardous materials are properly used. The State Department of Health Services is responsible for controlling the storage and disposal of hazardous wastes.

The United States Environmental Protection Agency and the San Bernardino County Department of Agriculture have interrelated programs designed to prevent the misuse of agricultural pesticides and herbicides. As with industrial chemicals, the Environmental Protection Agency is responsible for ensuring that containers of hazardous materials are properly labeled with instructions for use. The Department of Agriculture is responsible for the regulation of pest control operators, pesticide dealers and pesticide users to ensure that hazardous agricultural chemicals are used properly.

Hazardous Materials Within the Study Area

The primary locations of hazardous materials within the study area are on the major transportation routes and in the industrial areas.

Transportation Routes. Hazardous materials are transported across the study area on a daily basis by both truck and rail. The State Department of Transportation has designed Interstate 10 as an approved hazardous materials route. The Milliken Avenue truck stop in Ontario and the Cherry Avenue truck stop in Fontana are the nearest approved stops for trucks carrying hazardous materials. The movement of trucks, including those which may carry hazardous materials on local city streets is controlled by adopted local truck routes. These routes, which are discussed in the Circulation

Section of this Plan, are one of the basic means available to the city to control the level of risk due to hazardous materials within the study area.

There are three major rail routes which cross the study area. Two of these are operated by the Southern Pacific Railroad, while the other is operated by the Atchison, Topeka and Santa Fe Railroad. Hazardous materials are transported over these rights-of-way using special cars and safety procedures meeting United States Department of Transportation standards. The railroad companies are responsible for any emergency clean-up needed in the event of an accident.

Industrial Areas. The storage and use of hazardous materials is common in many industrial businesses. The special risk of accidental fire, explosion or spill is always present in industrial areas. The primary method available to the city to protect residents from these risks is to separate industrial uses from other land uses. Industrial uses are limited to the area along Arrow Highway and the area between Holt Boulevard and Mission Boulevard. This separation is particularly effective as a means of protecting residential areas.

Separation is a good risk-reduction means for the full range of industrial hazards; however, in the case of toxins, greater protection is needed. Toxins are, characteristically, long lasting chemical compounds which remain poisonous for many years. If spills of these materials are not properly contained and removed, toxins remaining on the ground could be spread into groundwater basins by storm waters. Additional means of risk reduction relative to toxins include ensuring adequate structural design of permanent toxin storage tanks and berming of toxin storage areas to prevent accidental spills from flowing off-site.

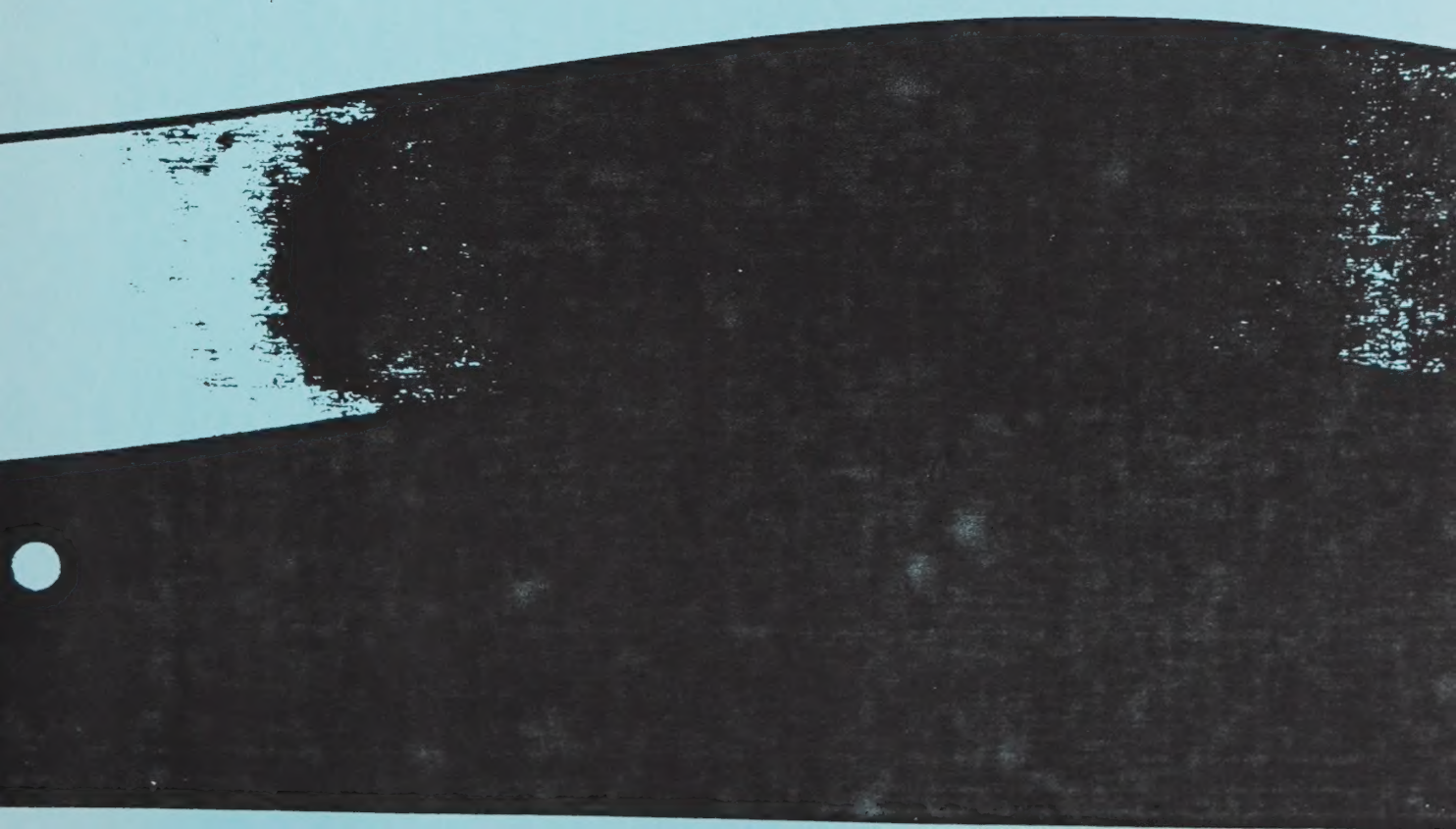
Agricultural Areas. Agricultural pesticides are often stored in commercial agricultural areas. Within the study area, risks due to agricultural pesticides will diminish as agricultural uses are converted to more intense urban uses. However, if any new

pesticide storage facilities are developed in the commercial agricultural areas, they should be subject to the same controls as apply to industrial areas.

The Montclair Fire Department is responsible for responding to hazardous materials emergencies within the study area. The City of Montclair is currently considering cooperating with the County of San Bernardino for hazardous material response. The County has proposed an extended services contract with each incorporated city in the county for hazardous substances. Under contract, the county would provide the following services to Montclair:

- Sampling--collection of chemical(s), utilizing specialized personal protection equipment and sampling containers;
- Field identification--partial classification via various types of field sampling and assessment equipment;
- Laboratory services--determine type and quantity of samples necessary, best suited laboratory for analysis, transportation of samples, and interpretation of results;
- Contractor clean-up services--selection of best suited contractor(s) and coordination of clean-up services, determine adequacy of clean-up activities;
- Follow-up survey of site--including laboratory analyses, verification and directing necessary remedial work; and
- Investigation and enforcement--in-depth enforcement with the County District Attorney or local city attorney to recover total clean-up costs from responsible party(s).

4.
ENVIRONMENTAL RESOURCES



CHAPTER 4

ENVIRONMENTAL RESOURCES

INTRODUCTION

An understanding of environmental resources is crucial in determining the impacts of future development within the study area. The understanding and protection of these significant land, water, biotic, open space, mineral, and cultural resources are also important in the preparation of the written policies within the General Plan. The purpose of this chapter is to describe:

- The productive values of undeveloped land
- Water supply and water needs within the study area
- Wildlife and vegetative species
- An identification of open space lands
- Mineral resources within the study area
- The local history and cultural resources within the study area.

LAND RESOURCES

Soils

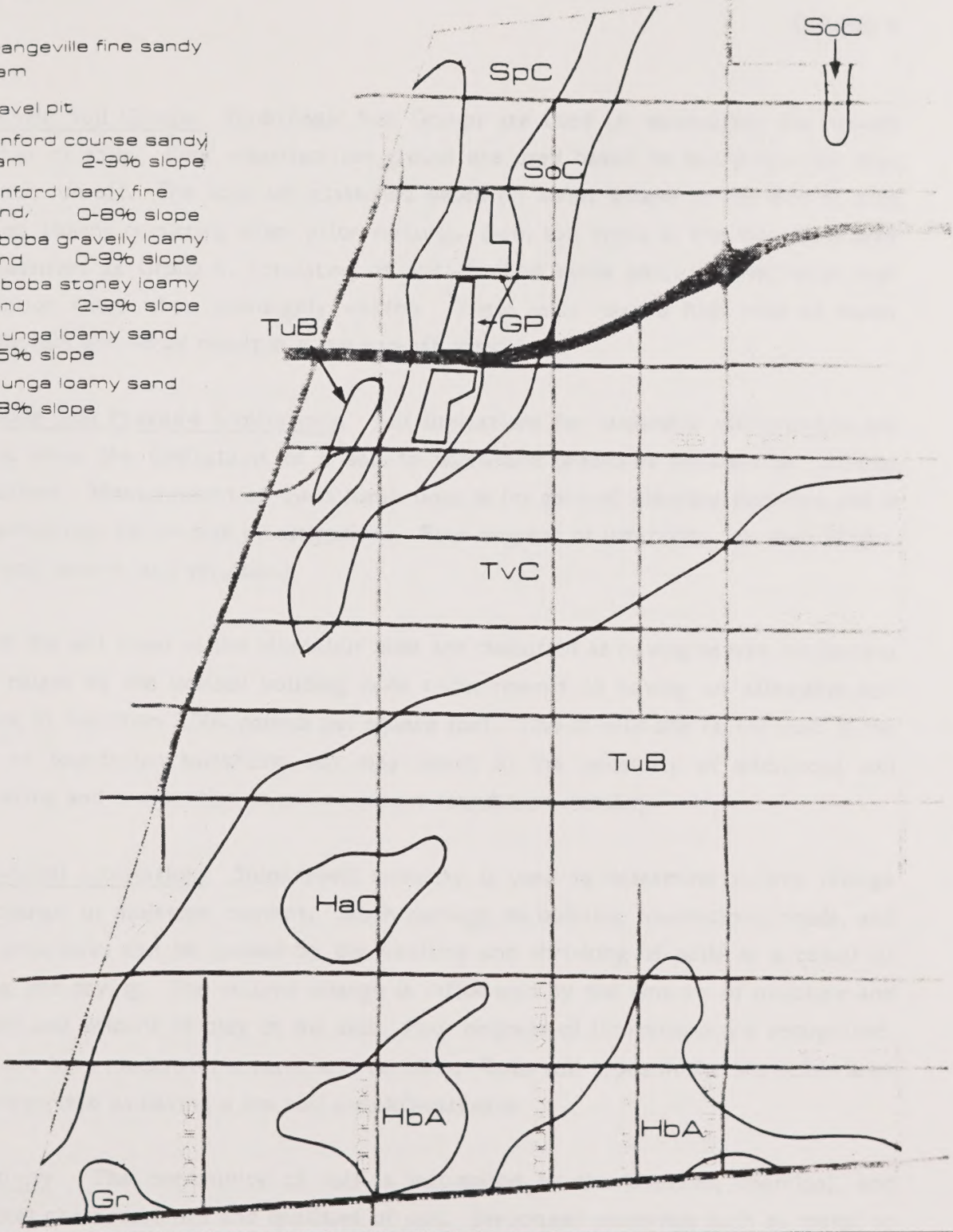
The basin is composed of three major soils groups. These are related directly to the alluvial fan which was created by alluvial fill carried from neighboring mountain ranges to the area by large movements of water. The first group occurs on recent alluvial fans, and are deep friable, permeable soils, with little or no profile development. Generally they overlie very gravelly, cobbly, or stony, coarse granitic alluvium and have been formed by water and wind. These are the predominant soils within the basin. The second major group of soils occurs on older alluvial fans and terraces in the southwest portion of the basin and has a slightly developed soil portion. The third group of soils is found on crystalline basement rock and sedimentary rocks of the Chino Hills and San Gabriel Mountains.

The Montclair study area contains two dominant soil types, the Tujunga-Dehli and Tujunga-Soboba Associations. Figure 42 shows the soil types in the study area. These two soils are both found in areas of recent alluvial fans and flood plains. They are characterized as soils with severe limitations and are generally unsuited for cultivation. The Tujunga-Dehli requires special conservation practices without which plant types for cultivation are limited. Both soils types are very deep, coarse to gravelly or cobbly, coarse textured, and excessively well drained with low water-holding capacity.

Vegetative Soil Groups. Both soil types in the Montclair area are in vegetative soil Group B within which the choice of plants is limited by drouthiness and low fertility. A vegetative soil group is an interpretive grouping used to determine the selection and management of plants. Vegetative groups primarily reflect soil properties of importance to plants.

legend

- Gr - grangeville fine sandy loam
- GP - gravel pit
- HaC - hanford course sandy loam 2-9% slope
- HbA - hanford loamy fine sand, 0-8% slope
- SoC - saboba gravelly loamy sand 0-9% slope
- SpC - saboba stoney loamy sand 2-9% slope
- TuB - tujunga loamy sand 0-5% slope
- TvC - tujunga loamy sand 0-8% slope



soils

city of montclair
general plan

figure 40

Hydrologic Soil Groups. Hydrologic Soil Groups are used for estimating the run-off potential of soils. Four classification groups are used based on soil properties that influence run-off. The soils are classified based on water intake at the end of long duration storms occurring after prior wetting. Both soil types in the Montclair area are classified as Group A, consisting of well-drained sands and/or gravel with high infiltration rates when thoroughly wetted. These soils have a high rate of water transmission and would result in a low run-off potential.

Allowable Soil Pressure Limitations. Soil limitations for allowable soil pressure are used to show the limitations of a soil to withstand pressures imposed by building foundations. Measurement of these limitations is for general planning purposes and is not a substitute for on-site investigations. Four degrees of limitation are used (slight, moderate, severe, and variable.)

Both of the soil types in the Montclair area are classified as having severe limitations which relate to the unified building code requirements of having an allowable soil pressure of less than 1,000 pounds per square foot. This is only one factor used in the rating of foundation suitability but may result in the necessity of additional soil engineering and compaction to ensure proper foundation stability.

Shrink-Swell Limitations Shink/swell capacity is used to determine volume change with change in moisture content. Much damage to building foundations, roads, and other structures can be caused by the swelling and shrinking of soils as a result of wetting and drying. The volume change is influenced by the amount of moisture and the kind and amount of clay in the soil. Four degrees of limitations are recognized. These are low, moderate, severe, and variable. Both soil types in the Montclair area are categorized as having a low soil shrink/swell rate.

Corrosivity. The corrosivity of soil is influenced by the physical, chemical, and biological characteristics and qualities of soil. Structural materials such as metal or concrete pipe may corrode when buried in soil, and a given material may corrode in

some soils more rapidly than in others. Of the four degrees of corrosivity that are used, both soils in the Montclair area are classified as having low soil corrosivity. To be meaningful, corrosivity must be given in relation to a specific structural material.

Open Space Lands

In the City of Montclair, open space resources provide a variety of functions. Section 65560 of the Government Code defines open spaces resources in the following manner:

1. Open space for the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands.

2. Open space used for the managed production of resources, including but not limited to, forest lands, rangeland, agricultural lands and areas of economic importance for the production of food or fiber; areas required for recharge of ground water basins; bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.

3. Open space for outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas which serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.

4. Open space for public health and safety including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.

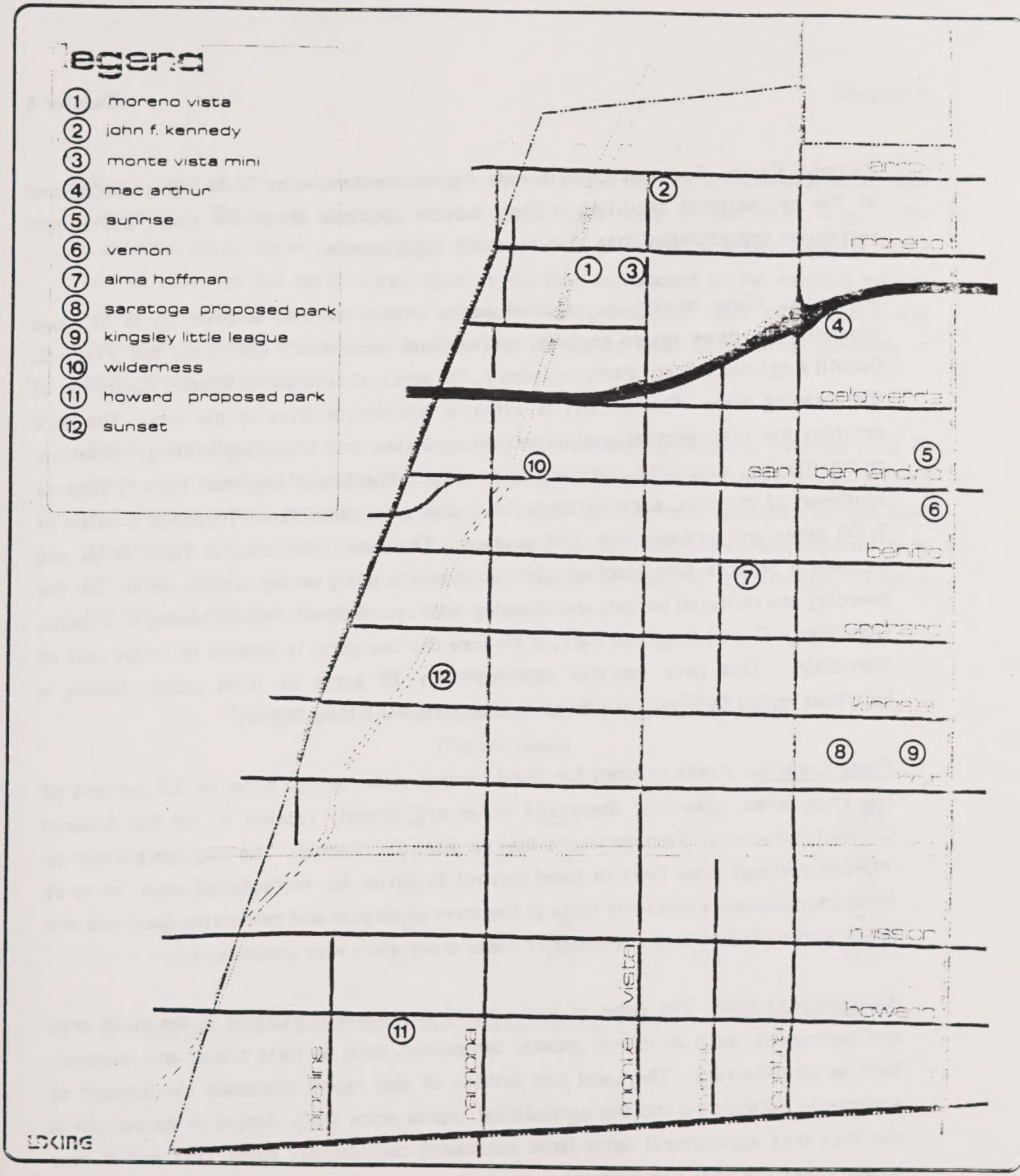
There are three sources of open space lands in the city: Parks and recreational areas, flood control, and agricultural areas.

Local Parks and Recreational Areas. Montclair currently has established 61.5 acres for park and recreational use in the city. There are twelve parks, two of which are currently undeveloped. Several other parks are leased from the Ontario-Montclair School District for use by the city. A complete list of parks and facilities is shown in Table 72. Locations are identified on Figure 42.

Table 72

Recreational/Open Space Facilities

Parks	Acreage	Facilities
Alma Hofman	7.3	Playground equipment, softball, bar-b-cue, tennis, picnic area, community center facilities with gym, weight room, racquetball courts, shuffleboard courts
John F. Kennedy	6.3	Baseball - Pony league, little league
MacArthur	2.9	Basketball, passive
Sunrise	2.3	Passive
Sunset	5.8	Passive
Monte Vista Mini	.4	Passive
Moreno Vista	3.0	Tennis, passive
Wilderness	20.0	Nature trail, picnic area
Undeveloped Parks		
Saratoga	4.5	
Howard	4.4	
Parklands not Owned by the City		
Kingsley	3.0	
Vernon Park	1.6	
TOTAL CITY OPERATED PARKS:	61.5	



parks

city of montclair
general plan

figure 41

Regional Parks. Regional parks include the most extensive or more highly specialized of the recreational facilities. They provide spacious areas for those scenic and recreation opportunities that have areawide significance.

Montclair, while having no regional parks within its own boundaries, is in close proximity to three major regional recreational facilities. The first, the Frank G. Bonelli Regional County Park, includes 2,500 acres of land and is located northwest of the planning area. This facility is within a ten-minute drive of the city. The park provides the most recreational opportunities in the area including boating, horseback riding, fishing, swimming, camping and hiking. The Prado Regional Park is located southeast of the city, approximately ten miles from Montclair. This park consists of 2,100 acres and includes two golf courses. The main park area is 1,200 acres and includes a 56-acre lake stocked with trout and catfish, an equestrian center for the boarding and rental of horses, and camping with recreational vehicle hookups. Finally, Cucamonga Guasti Regional Park, a 79-acre day use park, is located six miles east of Montclair. This park includes approximately 20 acres of lake; picnic tables; a bait/boat rental facility and a three-quarter acre swimming lagoon.

Flood Control. Areas utilized for flood control make up 105 acres or 2.7 percent of the study area. Most of these 105 acres are directly related to the San Antonio Channel and several drainage basins that parallel the channel. The city has planned to improve residual lands next to flood control facilities for recreational uses. Some of these improvements currently exist in the form of bicycle and pedestrian facilities and public parks. Future improvements of these areas seem very unlikely.

Agricultural Lands. The types of agricultural development existing in the study area are permanent, such as citrus groves; temporary, such as field crops; and seasonal, such as strawberries. The Land Use section of this report discusses the amount of acreage in agriculture and the agricultural trends since 1957. Noted in the section is the fact that agricultural lands have decreased considerably since 1957 and it now appears that the only commitment to agricultural land appears in Study Areas 5 and 6.

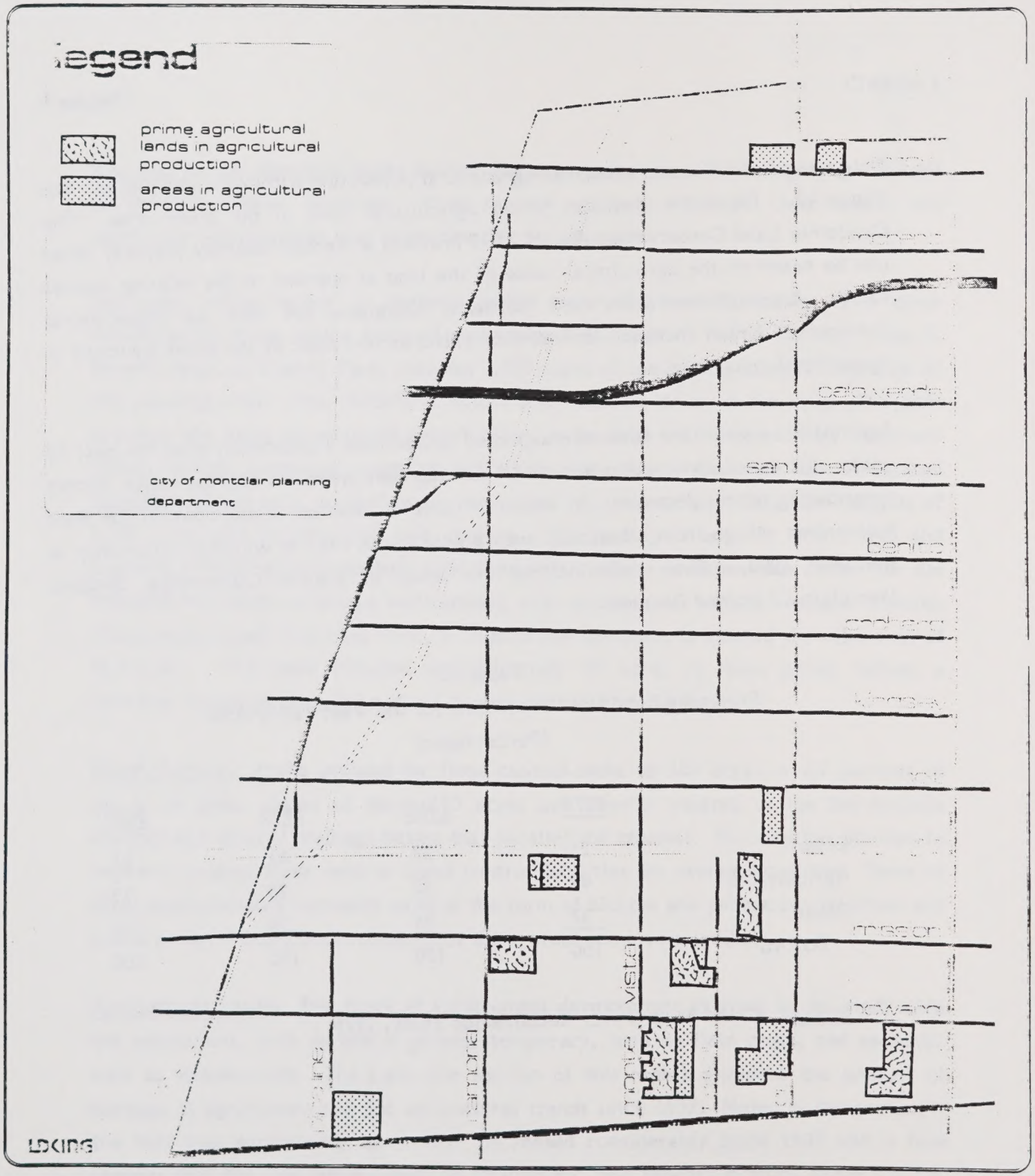
Only a total of 177 acres remain in agricultural production within the study area. See Figure 43. Figure 44 identifies prime agricultural soils in the study area. The California Land Conservation Act of 1965 provides a method whereby property taxes can be based on the agricultural value of the land as opposed to the existing market value. Land Conservation Act Contracts designate the land as "Agricultural Preserves." Urban encroachment already exists around most of the areas currently in agricultural production.

Agricultural uses in the basin are expected to decrease significantly over the next 20 years. Increased water costs and urban development pressures are the major factors contributing to this decrease. As shown in Table 73, land use proportions for the West Valley area will go from a basically even proportion in 1980 to an urban superiority in the year 2000. This study includes the areas of Rancho Cucamonga, Ontario, Montclair, Chino and Fontana.

Table 73
Projected Land Use Proportions for the West Valley Area
(Percentages)

	1970	1980	1990	2000
Urban	21	32	41	46
Agricultural	42	32	25	23
Other	37	36	34	31
TOTAL	100	100	100	100

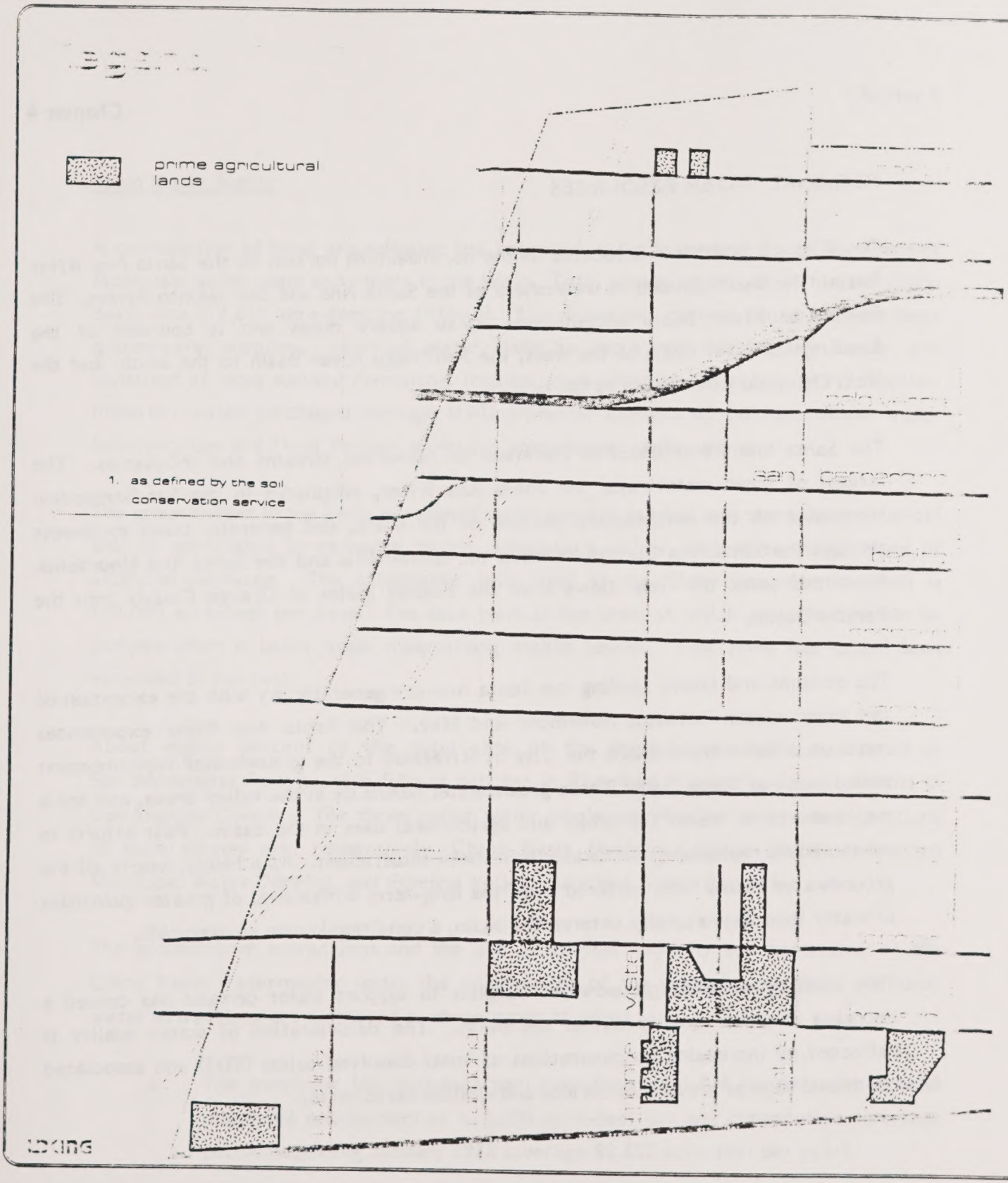
Source: Chino Basin Water Reclamation Study, 1979



agricultural lands

city of montclair
general plan

figure 42



PRIME AGRICULTURAL SOILS

city of montclair
general plan

figure 43

REGIONAL WATER RESOURCES

The City of Montclair is located in the northwestern portion of the Santa Ana River Basin. The basin consists of watersheds of the Santa Ana and San Jacinto Rivers. The Santa Ana River Basin encompasses 2,780 square miles and is bounded by the Los Angeles River Basin to the west, the San Diego River Basin to the south, and the West Colorado River Basin to the east.

The Santa Ana River Basin is traversed by numerous streams and tributaries. The largest of these waterways, the Santa Ana River, originates in the San Bernardino Mountains on the northeastern portion of the basin, and generally flows southwest through the Santa Ana Canyon between the Chino Hills and the Santa Ana Mountains. From this point the river flows over the coastal plains of Orange County into the Pacific Ocean.

The streams and rivers feeding the Santa Ana are generally dry with the exception of the rainy season between November and May. The Santa Ana River experiences continuous flows from above the City of Riverside to the groundwater replenishment basins south of Prado Dam. These groundwater basins lie in the valley areas, and are a major source of water for urban and agricultural uses in the basin. Past efforts to conserve and replenish groundwater have been insufficient. As a result, nearly all the groundwater basins have suffered from the long-term withdrawal of greater quantities of water than has naturally entered the basin, a condition known as overdraft.

This inability of local groundwater supplies to support water demand has caused a decrease in water quality within the basin. The deterioration of water quality is reflected by increasing concentrations of total dissolved solids (TDS) and associated chemicals such as nitrates, chlorides and akaline earth metal.

Basin Water Supply

A combination of local groundwater and imported water is used to supply the needs of Montclair water users and others in the basin. Total annual water use within the Chino Basin was 217,617 acre-feet for 1978-79. This water was derived primarily from local groundwater supplies. Imported water made up about one third of the supply, and consisted of local surface diversions, imports from adjacent basins, and MWD supplies. Imported water purchased through MWD presently consists of Colorado River water for direct use and State Project water for groundwater replenishment.

The groundwater in the basin is replenished by natural rainfall and storm water run-off that is percolated in recharge basins, subsurface inflow, and other minor types of artificial recharge. The established safe yield of the Chino groundwater basin is 140,000 acre-feet per year. The safe yield is the level at which groundwater can be pumped from a basin while maintaining stable levels. This level has often been exceeded in the past.

About eighty percent of the total area of the groundwater basin is located in San Bernardino County, with fifteen percent in Riverside County, and five percent in Los Angeles County. The three major water wholesale entities within those portions of each county are, respectively, Chino Basin Municipal Water District, Western Municipal Water District, and Pomona Valley Municipal Water District.

The groundwater extractions and the use of storage capacity are controlled by the Chino Basin Watermaster under the adjudication of the groundwater basin. Groundwater extractions are allocated to three types of users:

- The overlying (agricultural) pool consisting of 1,236 parties with a total maximum entitlement of 414,000 acre-feet for any consecutive five-year period beginning January 1978 (average 82,800 acre-feet per year).

- The overlying (nonagricultural) pool consisting of twelve parties with a total maximum entitlement of 7,366 acre-feet per year.

- The appropriative pool consisting of 21 parties with an initial share of operating safe yield of 54,834 acre-feet per year.

In general, the overlying (nonagricultural) pool consists of the industrial users, while the appropriative pool consists of the cities and water companies.

The "physical solution" of the basin adjudication gives the Watermaster the responsibility of replenishing the groundwater basin with supplemental water to alleviate any overdraft in a given year and to assess the cost of replenishment in proportion to the amount of overdraft debited to each pool.

Water imported into the Chino Basin is used either directly as a source of supply, or for groundwater recharge. The amount of water imported from other basins and surface diversions by water companies other than MWD represents 80 percent of the total imported water supply, exclusive of replenishment. The remainder of the imported water for direct use has consisted of Colorado River Water by MWD. Importation of Colorado River water began in 1952 for direct use and to alleviate overdrafting of the groundwater basin. MWD supplied a total of 50,661 acre-feet of imported water in 1978-1979. In 1974, MWD started to supply State Project water from groundwater recharge.

Groundwater Quality

In general, groundwater quality in the basin is good throughout much of the upper and central portions, progressively poorer quality occurring in the lower portions of the basin near Prado Dam and along the Santa Ana River.

The basin is divided into three zones as shown with Montclair. In general, located within Zone I, groundwater quality decreases from Zone I in the north to Zone III in the south. In 1975, the Santa Ana Regional Water Quality Control Plan established groundwater quality objectives for each zone in the groundwater basin. These objectives are shown in Table 74. The basin plan sets groundwater quality objectives for total dissolved solids and nitrates.

Table 74
Current Groundwater Quality Objectives
mg/L

	Groundwater Quality Objectives		
Constituent	Chino I*	Chino II	Chino III
Chloride	15	15	50
Total dissolved solids	220	330	740
Total hardness	170	180	425
Nitrate	5	5	11
Sodium	15	15	100
Sulfate	20	10	110

*Contains the City of Montclair and Sphere area

Total Dissolved Solids. The concentrations of total dissolved solids (TDS) for wells within the basin were plotted and contoured to define the areal extent of potential and present areas of poor water quality.

The following are the basin's TDS characteristics:

- The northern portion of the basin, including Rancho Cucamonga, has the lowest overall TDS values of the region, typically 200 mg/L to 300 mg/L.
- The southern portion of the basin exhibits the highest TDS values of 700 mg/L and 500 mg/L, respectively.

- Certain areas across the basin exhibit noticeably higher or lower values than the surrounding areas. For example, in the northern portion of the basin near Montclair, TDS levels reach 350 mg/L to 400 mg/L. These levels are considerably higher than the surrounding areas. In the south-central part of the basin there are isolated areas with levels less than 300 mg/L. These levels are considerably lower than the surrounding area. These occur because of activities such as dairy farming, agriculture, or industrial uses in areas that have easy aquifer access, or intensively localized uses.

- TDS values along Chino Creek on the east flank of the Puente Hills are consistently high, on the order of 500 mg/L to 1,000 mg/L.

Nitrates. Nitrates in groundwater can occur naturally from granitic decomposition or as a result of human activities. Two major sources of nitrates in the basin include the runoff and infiltration from dairy feed lots, and the heavy use of fertilizers on agricultural land followed by extensive irrigation.

Groundwater quality objectives within the Basin Plan specify nitrate levels for each quality zone. Zones I and II have levels of 5 mg/L. Zone III has a level of 11 mg/L.

The following are the basin's nitrate characteristics:

- A sizeable portion of the basin has nitrate values less than 11 mg/L, with the majority of this region located in the northern portion of the basin.

- The southern portion of the basin contains the highest values of nitrates with typical concentrations of 20 mg/L to 50 mg/L.

- In each region of the basin there are concentrations that are markedly different from the surrounding areas. In the Montclair area, several

nitrate values as high as 60 mg/L to 100 mg/L have been recorded. In the southern region, near Regional Plant No. 2, there are several areas of concentrations of 50 mg/L to 100 mg/L. This occurs because of localized intense activities that are not congruent with surrounding activities.

Zones I, II and III contain very few areas that meet the basin objective. The majority of the basin meets street standards for nitrate levels in safe drinking water.

TDS in the study area is approximately 220 mg/L. Nitrate concentrations are generally less than 11 mg/L. This is among the best groundwater quality found in the basin.

BIOTIC RESOURCES

Until the early 1970's development nationwide occurred with almost no visible concern for possible effects on indigenous vegetation and wildlife species. As a result, some species have become extinct while others are in danger of extinction. While a number of factors can threaten vegetation and wildlife, the most crucial is the destruction or alteration of existing ecological habitats. The alteration of these habitats results in their inability to support the species which occupy them. When this occurs, species dependent upon the habitat which has been altered or destroyed must either adapt to the changes, migrate or face extinction.

Vegetation

The Montclair area has been inhabited by man for many decades. The original ecologically sensitive habitats in the area have undergone considerable modification. Much of the native floral environment has been replaced with introduced species due to the development of land for agricultural and urban uses. Significant vegetative environments have been introduced in the flood retention basins along the San Antonio Channel, in the parks within the city, and as a result of domestic landscaping.

Introduced and naturalized species now dominate the vegetative cover of the area. Naturalized grasses and plants are also common in open fields and along fence rows and roadsides. Some of these "weedy" species found in the basin are: fox tail grasses, filaree (stork bill), fescue and milk thistle.

Wildlife

The urbanization of Montclair has virtually eliminated wildlife from being a significant environmental concern. Much of the wildlife found in the area are those species which can survive and, in some cases, flourish in close proximity to man, or are species introduced by man. Rabbits and rodents such as ground squirrels, mice, weasels, and gophers are the predominant mammals, with carnivores consisting of skunks, coyotes, raccoons, and feral cats and dogs.

The most common reptiles in the local area are king snakes, horned lizards, fence lizards, whip tail lizards, whip snakes, rattlesnakes, gopher snakes, and alligator lizards. Local amphibians include toads, frogs, and salamanders.

The most commonly observed birds in the Montclair area are crows, starlings, house finches, house sparrows, spotted doves and blackbirds. Hawks, owls, spotted doves, ring-necked pheasants, brown-headed cow birds, mourning doves, meadowlarks, woodpeckers and quail are also often seen. Shore and water birds such as ducks, American coots, migratory geese and kill deer frequent areas offering aquatic resources.

The Santa Ana River located about ten miles from the study area has the only significant fishery resources in the Chino Basin. Most other streams, such as San Antonio Wash are intermittent, containing water only during the rainy season. The wildlife species identified in the study area, have not been identified as rare or endangered on the federal or state species lists.

MINERAL RESOURCES

Within the Los Angeles region, potentially useful minerals of all kinds have been covered over by urban expansion. The loss of these resources statewide represents an important problem which the California State Legislature has addressed through the Surface Mining and Reclamation Act of 1975. This Act authorized the State Division of Mines and Geology to inventory significant mineral resources and to identify areas where preservation should occur. Once the areas are identified, the Act requires that local general plans: 1) recognize the identified areas, and 2) emphasize the conservation of significant mineral deposits.

In 1977, the Division of Mines and Geology conducted a survey of the Los Angeles metropolitan area. Aggregate reserves (sand and gravel) were the only commercial grade mineral resources identified within the Montclair study area. Aggregates are an essential material for all construction activities. They consist of hard, durable particles of unreactive minerals which can be graded into various size categories. They are used in combination with other construction materials for a vast array of building purposes. Their continuing supply at a low cost is essential to continuing growth.

Currently, the developing areas within the greater Los Angeles metropolitan area are served by local sources of high-quality aggregates at relatively low cost. Developed extraction facilities produce approximately 43 million tons of aggregates annually within the metropolitan area. As growth continues and existing facilities are exhausted, new sources of aggregate materials will need to be developed. It is important that potential resource areas are not lost to other uses prior to extraction. In the past, many abundant aggregate deposits within the metropolitan areas have been lost due to the encroachment of urban uses. Covered deposits include portions of areas such as the San Gabriel and Santiago Creek alluvial fans.

Large amounts of sand and gravel have been removed from the northern portion of the study area. A 1968 land use survey identified 35 acres of active rock quarry. Also identified was a four-acre inactive quarry in the western portion of the city north of San Bernardino Avenue. Currently, there are no active mining activities within the study area. Past mining activities have left several large pits in Montclair and Upland which are now being used for flood control and water conservation purposes. Permits have been issued by the City of Upland to fill the pits located in their city. Future utilization of sand and gravel resources is unlikely due to the extensive urban development within the study area.

CULTURAL RESOURCES

Prior to European settlement, the Montclair area was inhabited by various nomadic Indian tribes. The San Antonio Wash, first called the Stream of Sycamores by early European settlers, was the location of numerous Indian camp sites. Historical records show that the Serrano Indians, a tribe which subsisted by hunting and gathering, occupied sites along the San Antonio Wash and wandered throughout the desert, mountain, and valley areas from Mt. San Antonio east to the Cajon Pass. Little is known of relics left by these Indian tribes in the Montclair region due to the limited archaeological research which occurred in the past as the city was developed.

The Montclair area was part of the vast western land claimed by Spain as a portion of their holdings in the New World. The first European to enter the area was a Spanish priest, Father Francisco Garces, who passed through the San Bernardino Valley in 1776 on his way to the San Gabriel Mission. An overland route was established, which is the same route used today by the Southern Pacific Railroad. This route was used until 1781, when the Indians along the Colorado River revolted, and was later re-established in 1806. In 1821, Mexico won independence from Spain and California became a possession of Mexico. In 1846, the United States went to war with Mexico and gained possession of California when the treaty of Guadalupe Hildago was signed and ratified.

The beginning of the modern period in the area is marked by California becoming a state in 1850. During the last quarter of the 19th century, the Indians were transferred to a reservation, and the ranchos were divided. At this time, homesteaders began to enter the valley. In the years immediately after statehood, the Mormons settled in the San Bernardino Valley following their settlement of Utah. However, the first development of the Montclair area was not until the great land rush to the West which occurred after the Civil War with the development of the Southern Pacific Railroad in 1875 and the Santa Fe Railroad in 1887. Many persons migrated from the East to settle on small farms and ranches in the San Bernardino Valley.

The area now known as Montclair had its roots in California's agricultural period. The development of the land for orange, lemon and apricot groves began in the early 1900's, when the area was known as Monte Vista.

As pressures for urban development increased, agricultural developments were transformed into residential subdivisions. By the time of incorporation in 1956, urban development was almost exclusively residential in character; industrial and commercial uses were practically nonexistent. Since that time, industrial as well as extensive and important commercial uses have located within the city, tending to broaden and balance the economic base of the community.

Resource Protection Programs

The protection of cultural resources has been a legislative concern at both the state and federal levels for many years. Numerous laws have been developed to encourage the preservation and protection of cultural resources. The following describes the protection and preservation programs mandated by various federal and state laws.

Federal Programs. The primary Federal protection and preservation program is the keeping of The National Register of Historic Places. The Register is the official list of the Nation's cultural resources worthy of preservation. Listing in the National

Register: 1) makes private property owners eligible for federal grants for historic preservation; 2) provides for specific analysis for federally funded projects which may impact listed resources, and 3) makes owners who rehabilitate certified historic properties eligible for federal tax benefits.

State Programs. In California, the state protection and preservation program resembles the federal program. The state has a State Register of Historic Places which is the state's official list of cultural resources worthy of preservation. The State Register is administered by the State Office of Historic Preservation which is a unit of the State Department of Parks and Recreation. The State Office of Preservation plays a key role in the implementation of the National Historic Preservation Act of 1966. Under the provisions of this Act, the State Office is responsible for nominating properties to the National Register; developing a state preservation plan; administering federal preservation grant programs, and reviewing federally funded projects for their impact on cultural resources.

Evaluation Criteria. There are three basic criteria which are used by the State Office in evaluating nominations to the State and National Registers. These criteria, developed by the National Trust for Historic Preservation, are, in part:

- that the resource is associated with events that have made a significant contribution to the broad patterns of history; or,
- that the resource embodies the distinctive characteristics of a type, period or method of construction; or,
- that the resource has yielded, or may be likely to yield, information important in prehistory or history.

Local protection and preservation programs may use these same criteria or may develop alternate criteria. An important additional criteria which is used at the state

level, and should be used at the local level, is the integrity and preservation of the original design. The modification or alteration of cultural resources in many cases reduces their significance to the point where they are no longer worthy of preservation. In some cases, a resource which has been altered may be restored to original condition and preserved.

Historic Resources Within the Study Area

The San Bernardino County Museum was contacted for information on Cultural and Historic Resources in the study area. As the clearing house for archaeological surveys for San Bernardino County, the Museum also maintains recorded historical data. The San Bernardino County Information Center lists no historical archaeological resources within the Montclair study area.

A review of both the State and Federal Registers of Historical Places indicates that there are no listed sites within the study area. The Narrod Subdivision, which was the first development area in the city, is located south of Holt Boulevard, east of Central Avenue. Several early 1900's buildings still exist in this area such as the Narrod Packing Plant. Also, a few of the homes in the Russian Village located along Mills are located in the City of Montclair. The historical significance of these buildings, as well as some of the early grove houses that still exist, should be subject of further study by either the city or a local historical group.

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